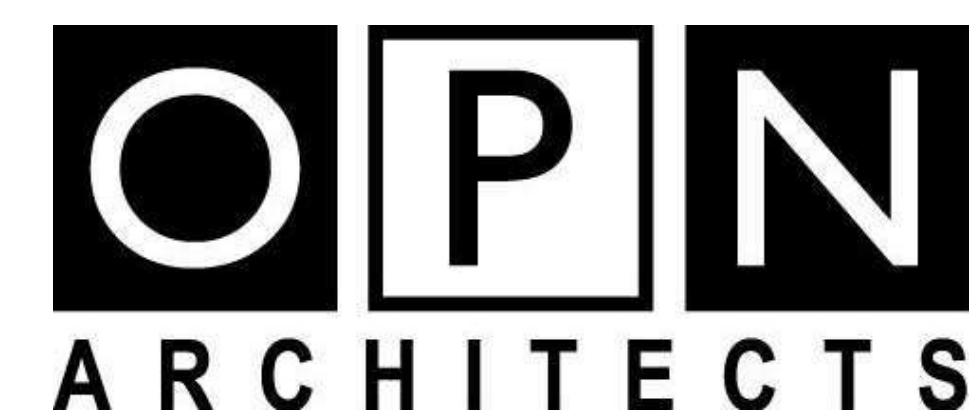




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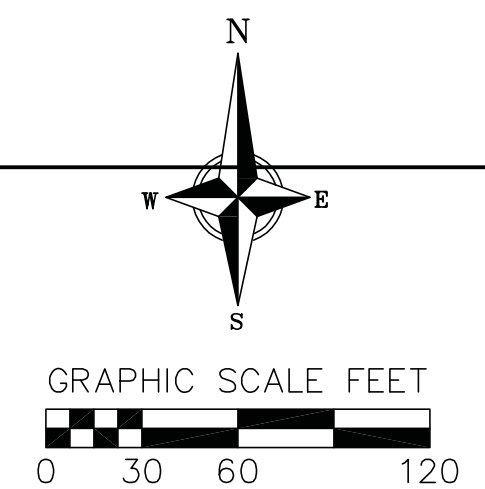
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P. 608.819.0260 F. 608.819.0261 www.opnarchitects.com

CIVIL, FIRE ACCESS, LANDSCAPE, DRAWINGS

SHEET NUMBER	SHEET NAME
C200	SITE PLAN OVERALL
C201	SITE PLAN - NORTH DETAIL
C202	SITE PLAN - SOUTH DETAIL
C300	GRADING AND EROSION CONTROL - OVERALL
C301	GRADING AND EROSION CONTROL - NORTH
C302	GRADING AND EROSION CONTROL - SOUTH
C400	UTILITY PLAN - OVERALL
C401	UTILITY PLAN - NORTH DETAIL
C402	UTILITY PLAN - SOUTH DETAIL
EXH1	FIRE ACCESS PLAN
L100	OVERALL LANDSCAPE PLAN
L101	NORTH LANDSCAPE PLAN
L102	SOUTH WEST LANDSCAPE PLAN
L103	SOUTH EAST LANDSCAPE PLAN
L104	LANDSCAPE DETAILS

ARCHITECTURAL DRAWINGS

SHEET NUMBER	SHEET NAME
A002	SITE GEOMETRY PLAN
A101	FLOOR PLANS
A201	EXTERIOR ELEVATIONS



SITE PLAN LEGEND

	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED RETAINING WALL
	HEAVY DUTY ASPHALT
	PROPOSED GRAVEL

UTILITY LEGEND

	EXISTING CURB INLET
	EXISTING ENDWALL
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN VALVE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	STORM SEWER ENDWALL

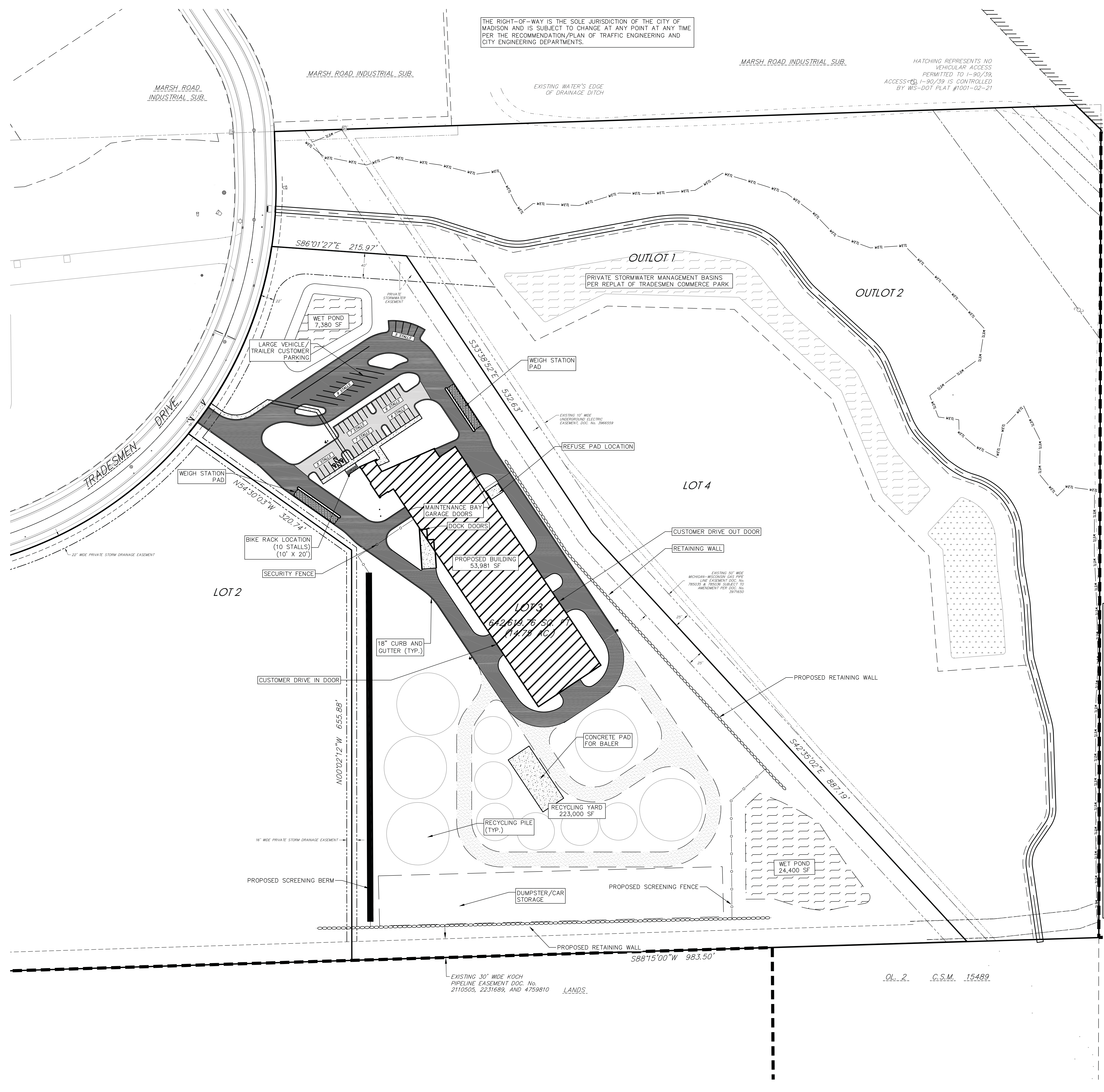
LOT 3 TOTAL SITE AREA = 642,620 SF (14.75± ACRES)

BUILDING AREA	= 53,980 SF (1.24± ACRES)
PARKING AREA	= 80,640 SF (1.85± ACRES)
RECYCLING AREA	= 223,000 SF (5.11± ACRES)
TOTAL IMPERVIOUS AREA	= 357,620 SF (8.21± ACRES)
IMPERVIOUS PERCENT	= 55.7%
POND AREA	= 37,780 SF (0.73± ACRES)

- SITE PLAN NOTES:**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 - CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- GENERAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
 - EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY POINT AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

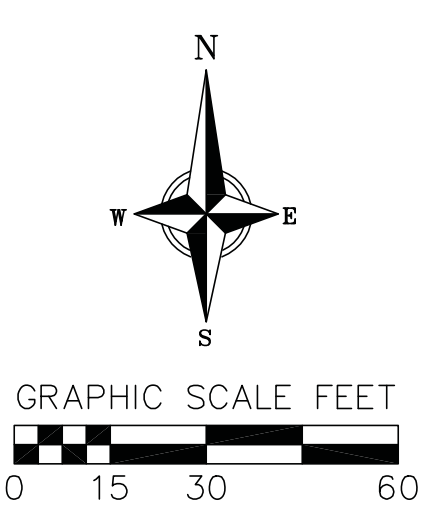
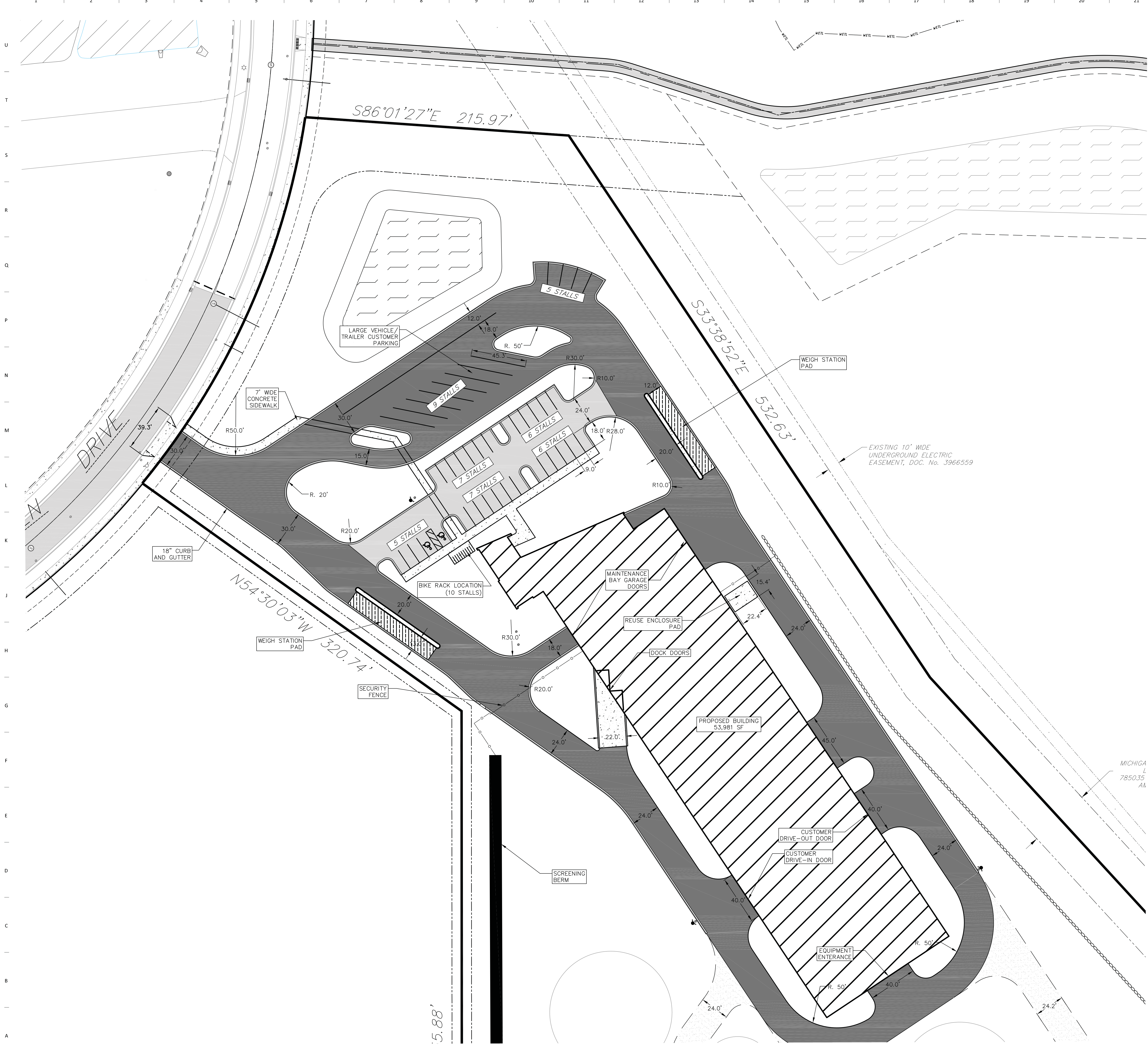
HATCHING REPRESENTS NO VEHICULAR ACCESS PERMITTED TO 1-90/39. ACCESS TO 1-90/39 IS CONTROLLED BY WIS-DOT PLAT #1001-02-21



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- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED RETAINING WALL
 - HEAVY DUTY ASPHALT
 - PROPOSED GRAVEL

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 1802 S. PARK STREET
 MADISON, WI 53713

Project:
ALL METALS RECYCLING CENTER
 5651 TRADESMEN DRIVE
 MADISON, WI 53718

General Contractor:
 Contractor Name

Civil Engineer:
VIERRICHER
 999 FOURIER DR # 201
 MADISON, WI 53717

Structural Engineer:
 Contractor Name

Mechanical Engineer:
 Contractor Name

Electrical Engineer:
 Contractor Name

Key Plan

Revision Description Date

OPN Project No.
22637000

Sheet Issue Date
PLAN COMMISSION REVIEW 10/10/22

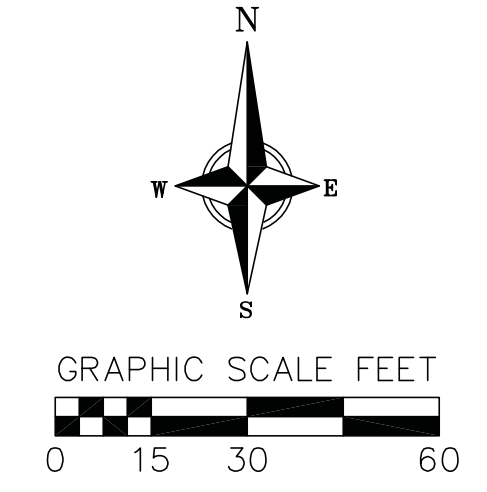
Sheet Name
SITE PLAN - NORTH DETAIL

Sheet Number

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C201

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- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
 - ▤ PROPOSED CONCRETE
 - ▥ PROPOSED ASPHALT
 - ▧ PROPOSED RETAINING WALL
 - ▩ HEAVY DUTY ASPHALT
 - PROPOSED GRAVEL
- UTILITY LEGEND**
- SAW — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — SF — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM — WF — EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - STORM SEWER PIPE
 - STORM SEWER ENDWALL

Owner:
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General Contractor:
 Contractor Name

Civil Engineer:
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 999 FOURIER DR # 201
 MADISON, WI 53717

Structural Engineer:
 Contractor Name

Mechanical Engineer:
 Contractor Name

Electrical Engineer:
 Contractor Name

Key Plan

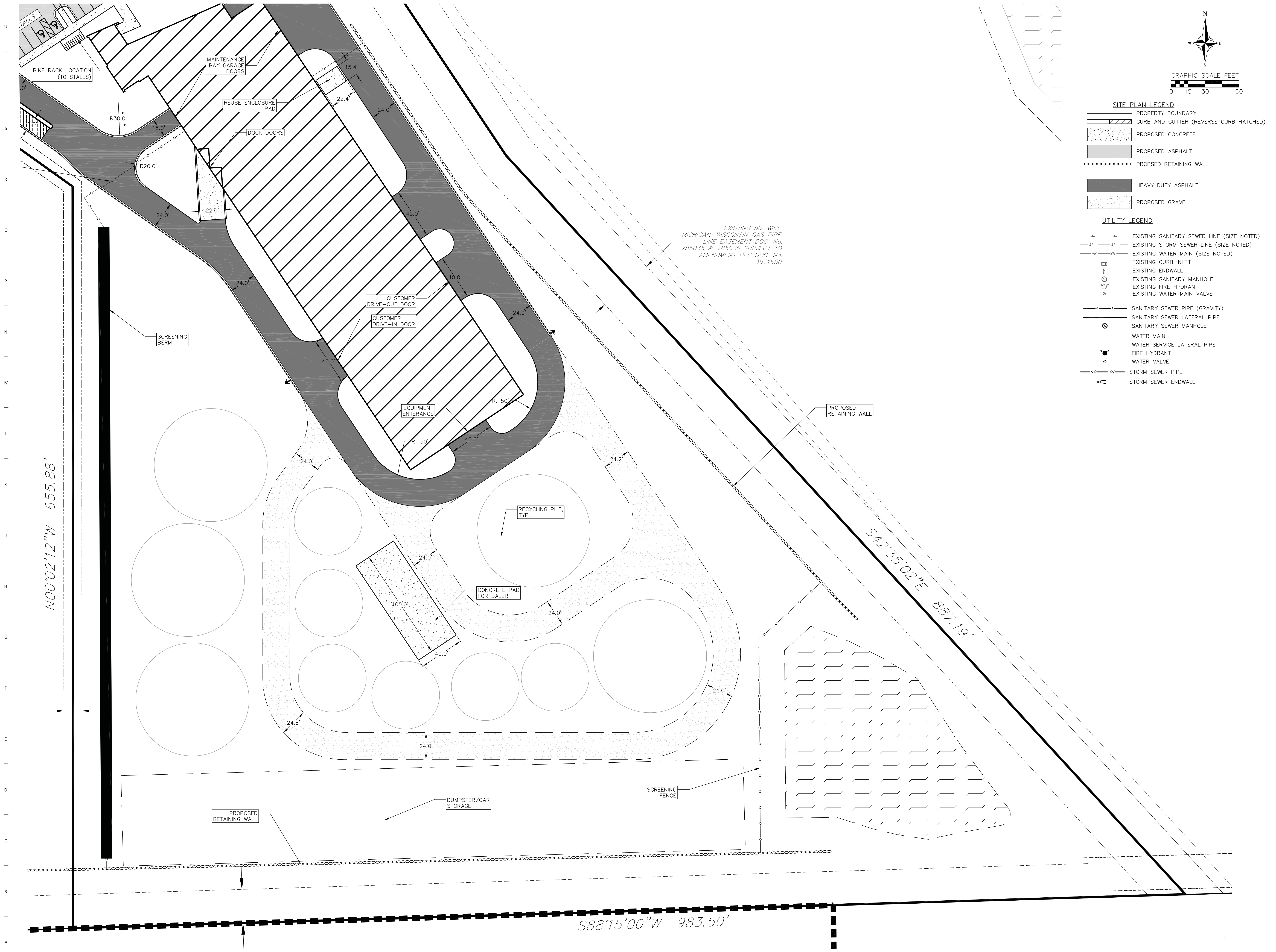
Revision Description Date

OPN Project No.
22637000

Sheet Issue Date
PLAN COMMISSION REVIEW 10/10/22

Sheet Name
SITE PLAN - SOUTH DETAIL
 Sheet Number

C202



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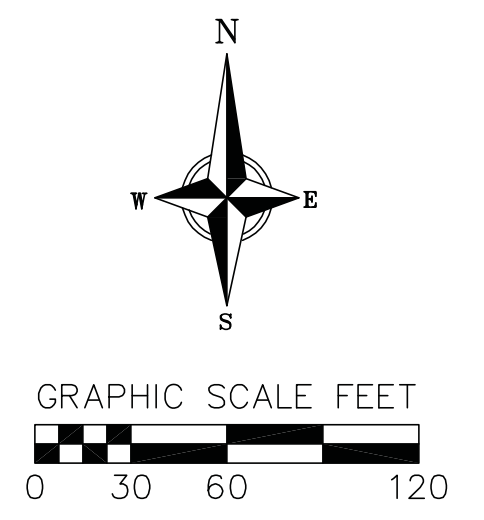
General Contractor:
Contractor Name

Civil Engineer:
VIERBICHER
 999 FOURIER DR # 201
 MADISON, WI 53717

Structural Engineer:
Contractor Name

Mechanical Engineer:
Contractor Name

Electrical Engineer:
Contractor Name

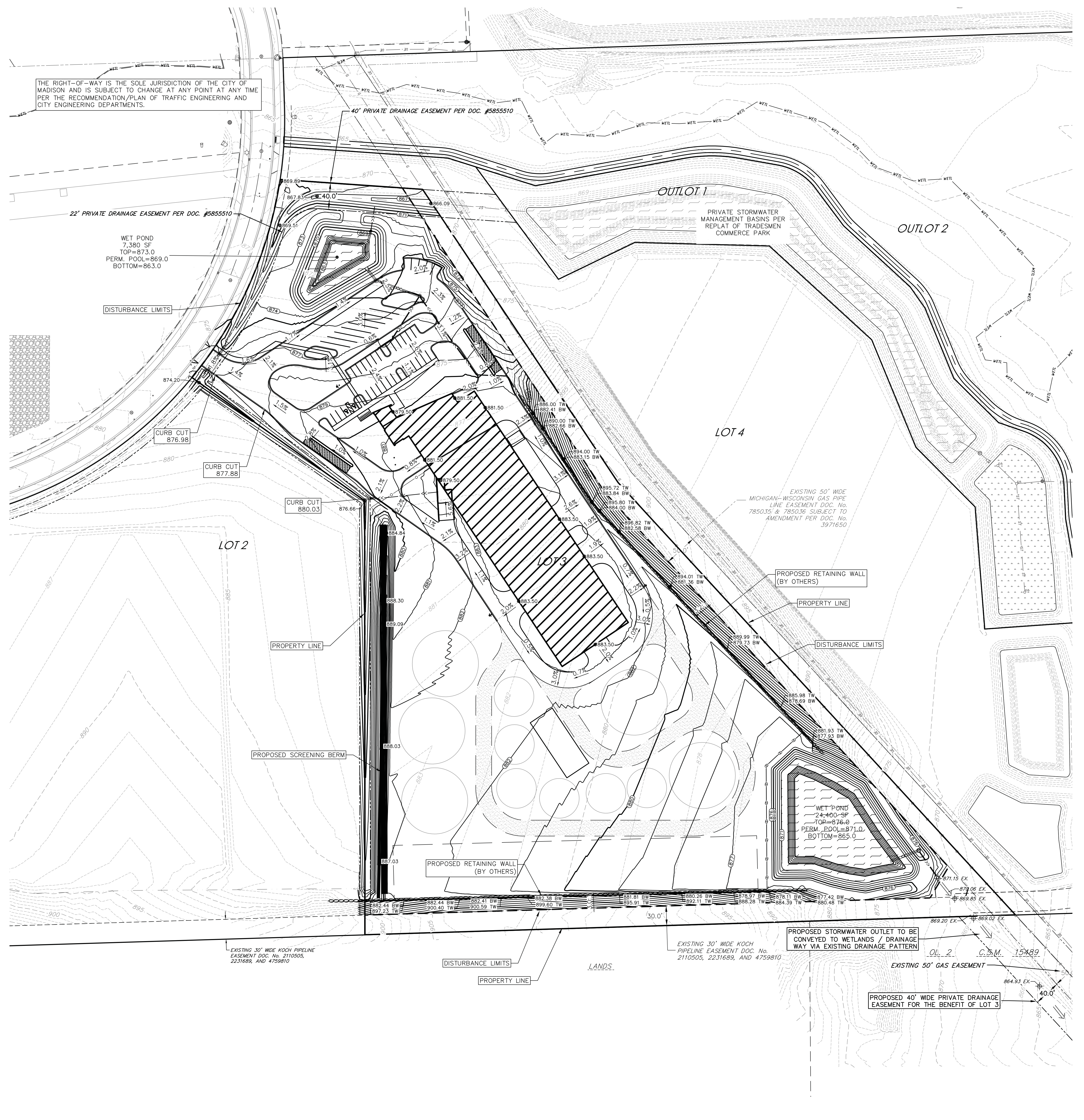


GRADING LEGEND

--- 820 ---	EXISTING MAJOR CONTOURS
--- 818 ---	EXISTING MINOR CONTOURS
---	DITCH CENTERLINE
=====	BERM
(820)	PROPOSED MAJOR CONTOURS
(818)	PROPOSED MINOR CONTOURS
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

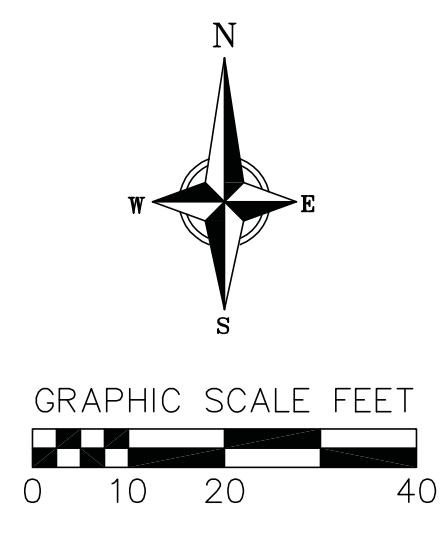
GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE, WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



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GRADING LEGEND

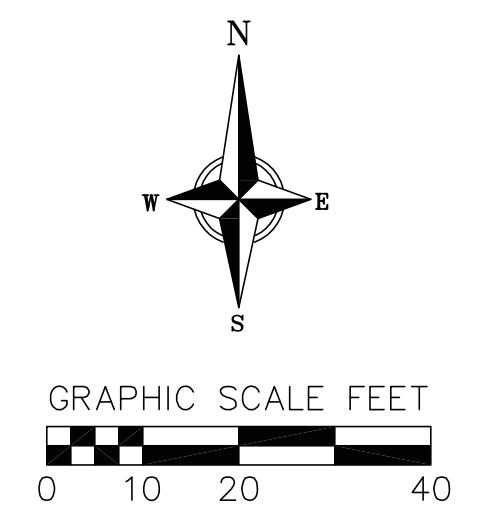
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	DITCH CENTERLINE
	BERM
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS

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7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

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GRADING LEGEND

--- 820 ---	EXISTING MAJOR CONTOURS
--- 818 ---	EXISTING MINOR CONTOURS
- - - - -	DITCH CENTERLINE
=====	BERM
-(820)-	PROPOSED MAJOR CONTOURS
-(818)-	PROPOSED MINOR CONTOURS
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

GRADING NOTES:

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3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

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Key Plan

Revision Description Date

OPN Project No.
22637000

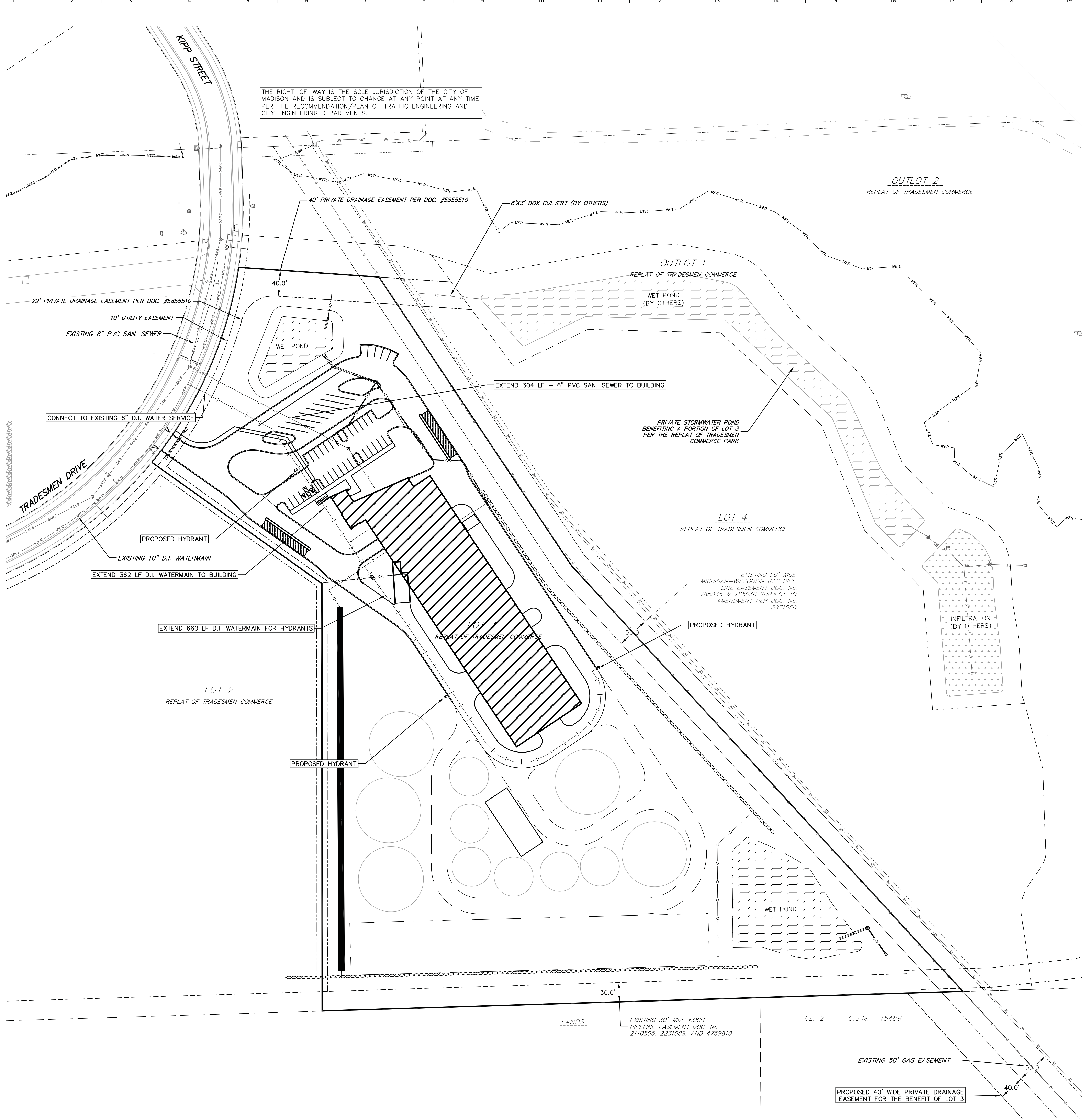
Sheet Issue Date
PLAN COMMISSION 10/10/22
REVIEW

Sheet Name
GRADING AND EROSION CONTROL - SOUTH
 Sheet Number

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C302

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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

- UTILITY NOTES:**
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
 - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
 - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
 - NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
 - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
 - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
 - SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
 - INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

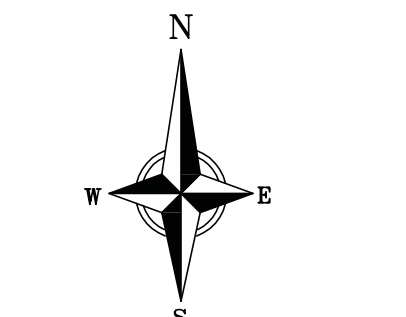
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THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY POINT AT ANY TIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

PROPOSED UTILITY LEGEND

- >> STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- ⊕ STORM SEWER CURB INLET
- ⊕ STORM SEWER CURB INLET W/MANHOLE
- ⊕ STORM SEWER FIELD INLET
- ⊕ ROOF DRAIN CLEANOUT
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- WATER SERVICE LATERAL PIPE
- ⊕ FIRE HYDRANT
- WATER VALVE
- ▨ PROPOSED PIPE INSULATION

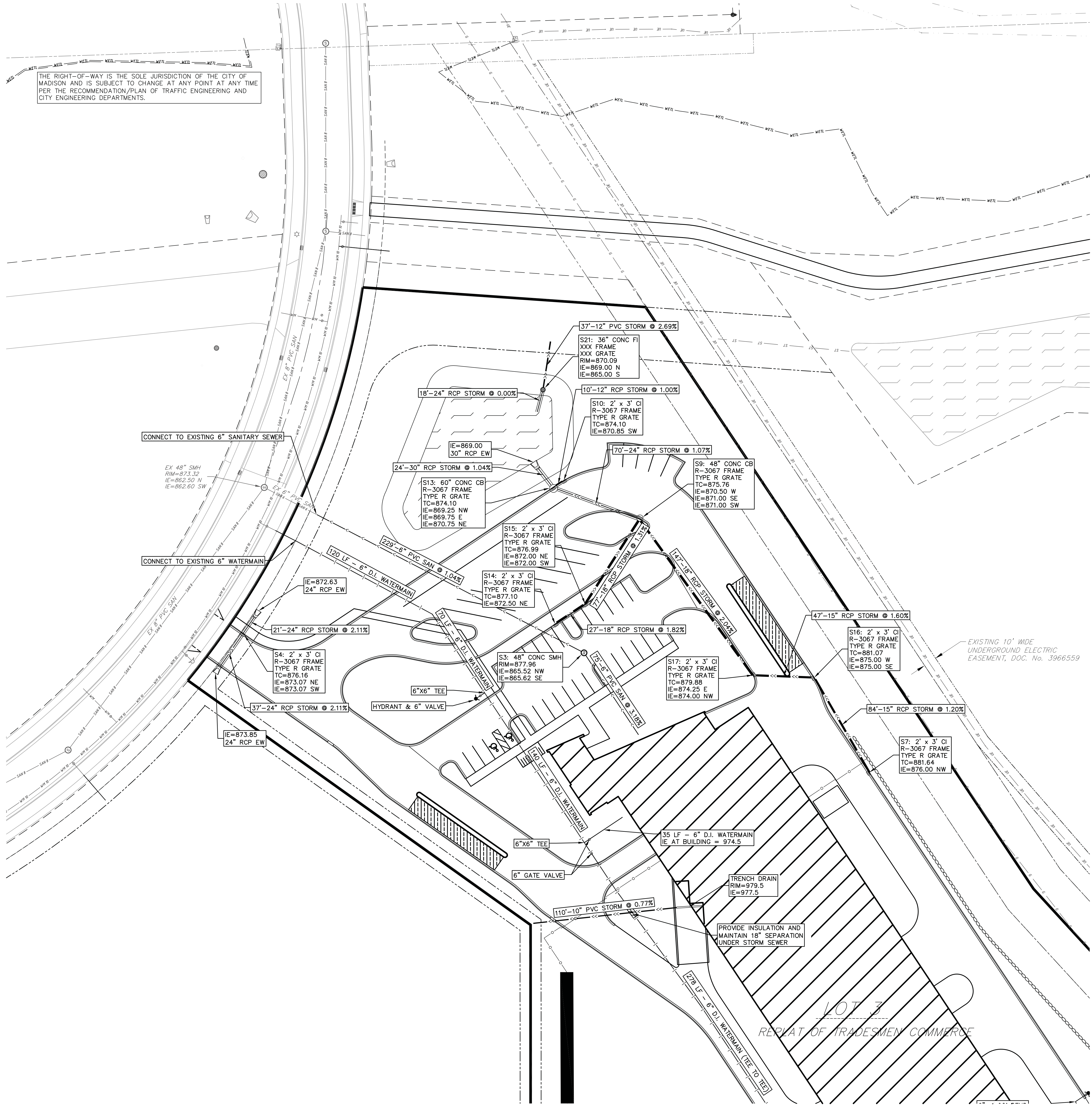


ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
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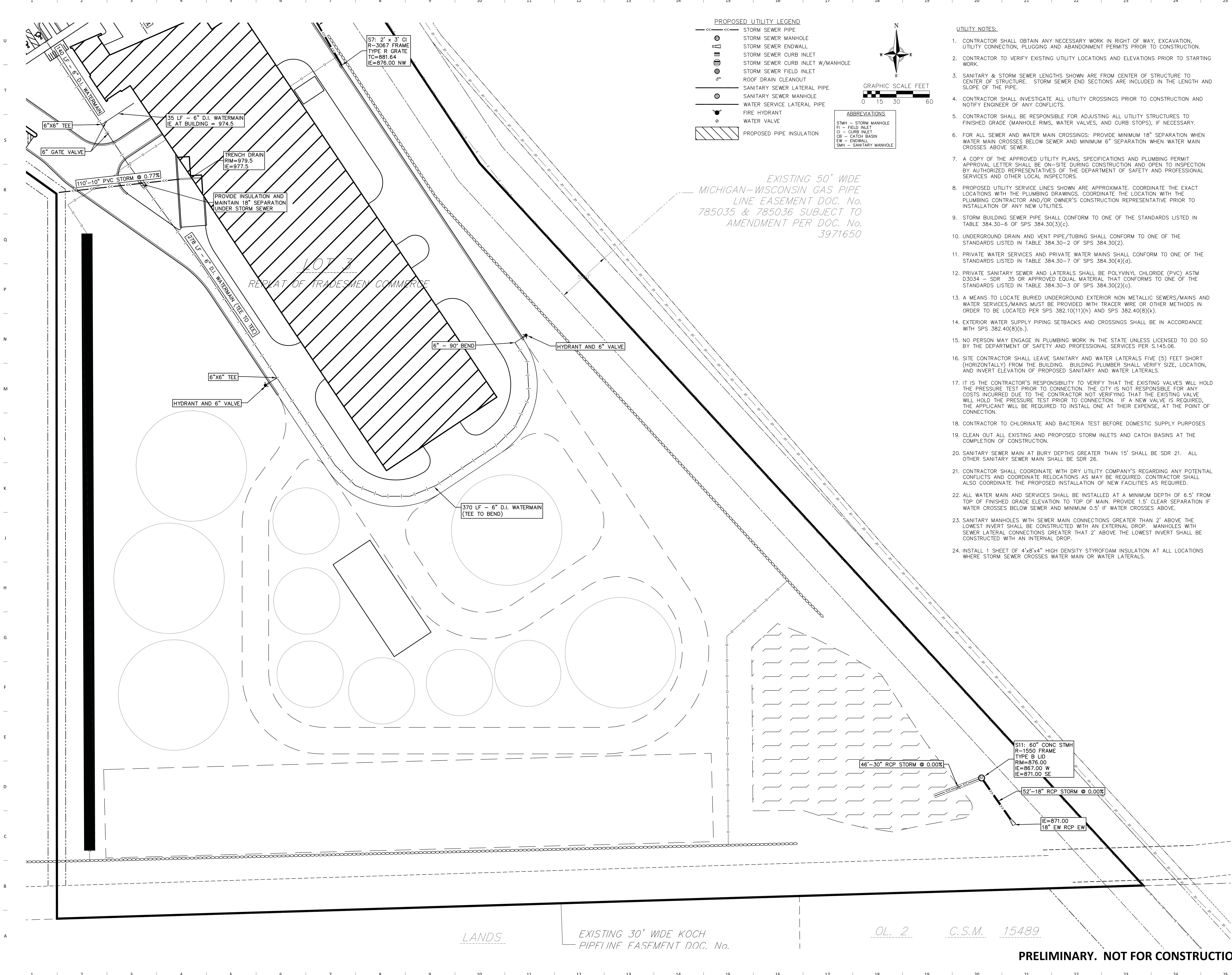
UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



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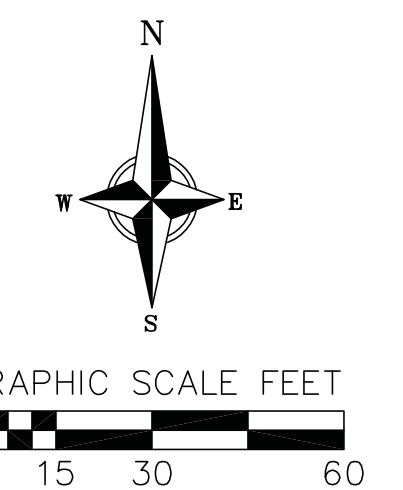


PROPOSED UTILITY LEGEND

--->>---	STORM SEWER PIPE
○	STORM SEWER MANHOLE
---	STORM SEWER ENDWALL
○	STORM SEWER CURB INLET
○	STORM SEWER CURB INLET W/MANHOLE
○	STORM SEWER FIELD INLET
---	ROOF DRAIN CLEANOUT
---	SANITARY SEWER LATERAL PIPE
○	SANITARY SEWER MANHOLE
---	WATER SERVICE LATERAL PIPE
○	FIRE HYDRANT
○	WATER VALVE
▨	PROPOSED PIPE INSULATION

ABBREVIATIONS

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE



- UTILITY NOTES:**
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
 - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
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 - INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

EXISTING 50' WIDE MICHIGAN-WISCONSIN GAS PIPE LINE EASEMENT DOC. No. 785035 & 785036 SUBJECT TO AMENDMENT PER DOC. No. 3971650

LOT 3 REPLAT OF TRADESMEN COMMERC

370 LF - 6" D.I. WATERMAIN (TEE TO BEND)

ST1: 60" CONC STMH R-1550 FRAME TYPE B LID RIM=876.00 IE=867.00 W IE=871.00 SE

46'-30" RCP STORM @ 0.00%

52'-18" RCP STORM @ 0.00%

IE=871.00 18" EW RCP EW

LANDS

EXISTING 30' WIDE KOCH PIPELINE EASEMENT DOC. No.

OL. 2

C.S.M. 15489

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301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

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Client:
ALL METALS RECYCLING CENTER
5651 TRADESMEN DRIVE
MADISON, WI 53718

General Contractor:
Contractor Name

Civil Engineer:
VIERBICHER
999 FOURIER DR # 201
MADISON, WI 53717

Structural Engineer:
Contractor Name

Mechanical Engineer:
Contractor Name

Electrical Engineer:
Contractor Name

Key Plan

Revision Description Date

OPN Project No.
22637000

Sheet Issue Date
PLAN COMMISSION REVIEW 10/10/22

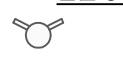




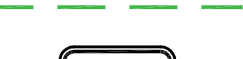

Sheet Name
UTILITY PLAN - SOUTH DETAIL

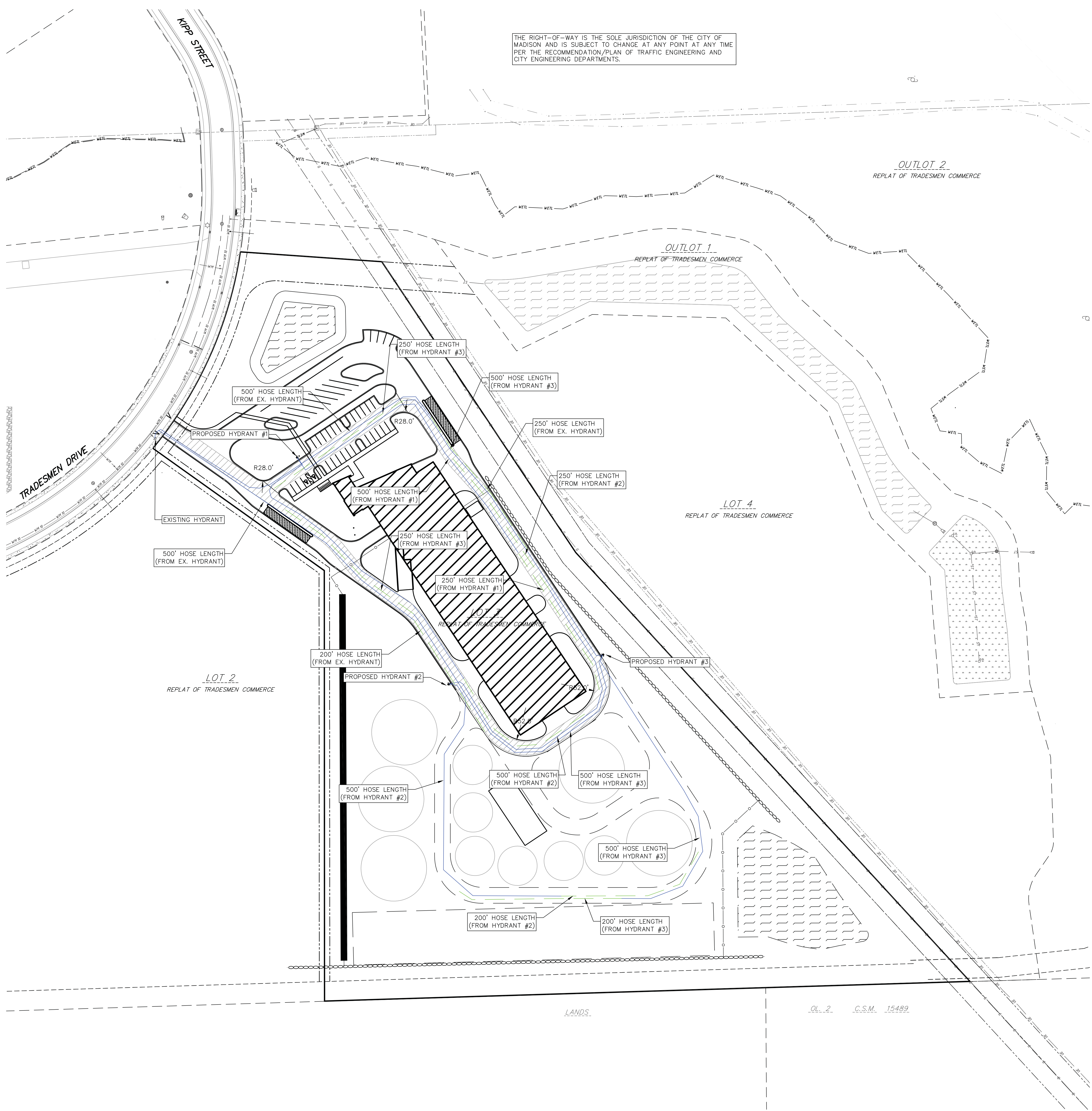
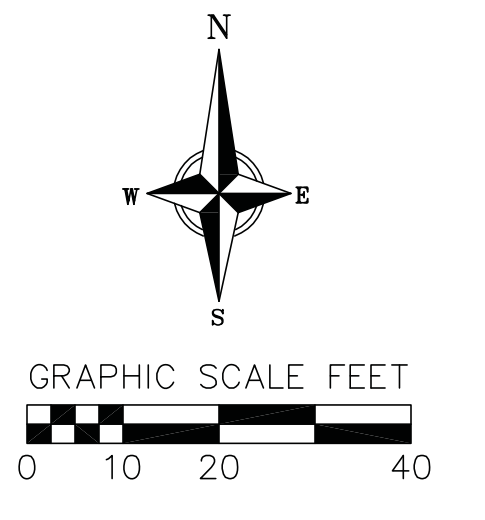
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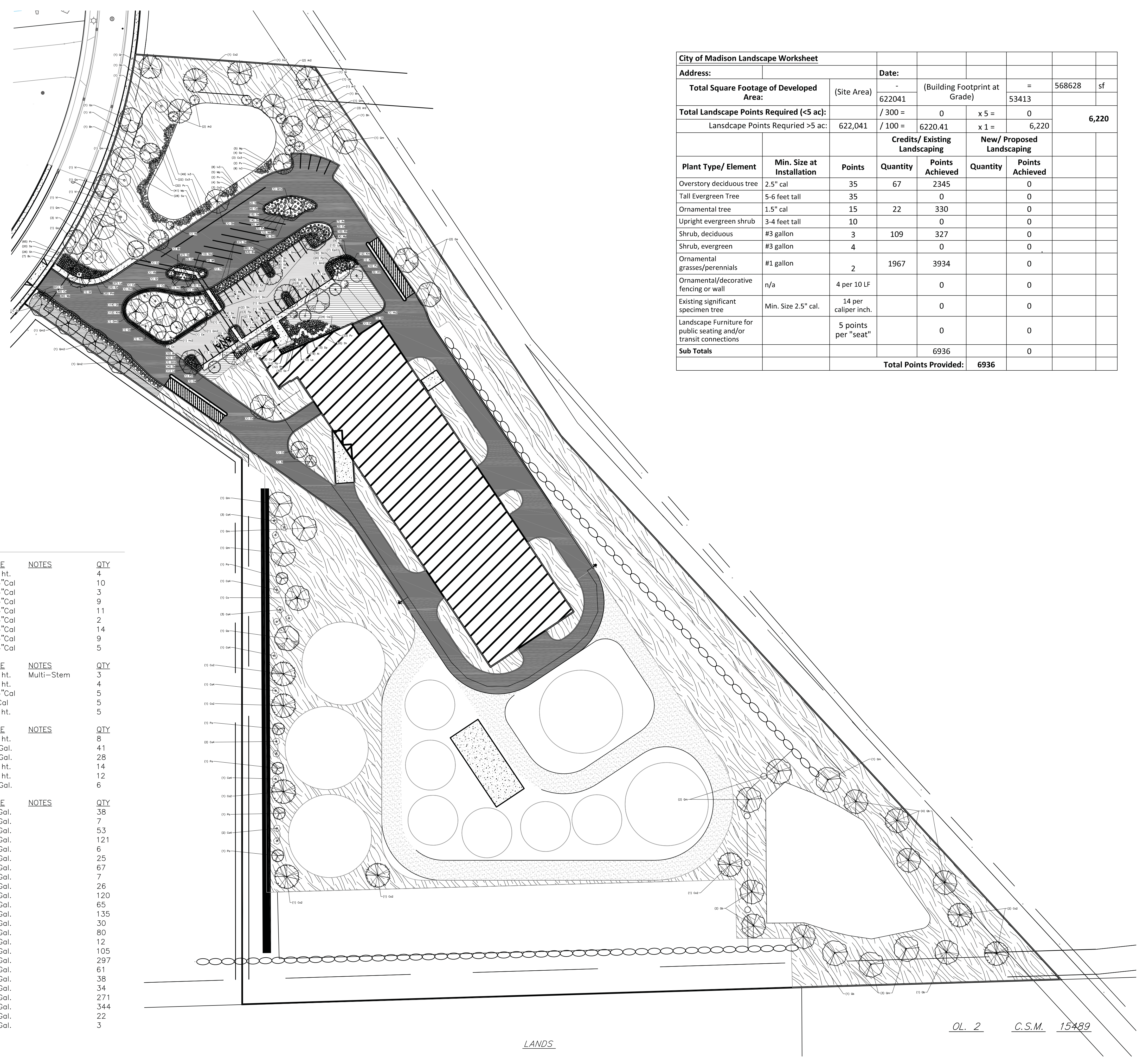
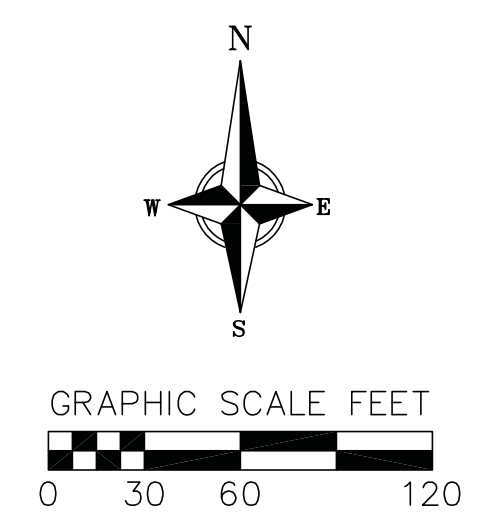
THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY POINT AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

- LEGEND**
-  EXISTING FIRE HYDRANT
 -  PROPOSED FIRE HYDRANT
 -  WATER VALVE
 -  20' FIRE ACCESS LANE
 -  MAIN HOSE ROUTE FROM HYDRANT
 -  SECONDARY HOSE ROUT FROM HYDRANT
 -  FIRE LANE NO PARKING SIGN (12"x18") LOCATIONS TO BE DETERMINED BY CITY



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City of Madison Landscape Worksheet					
Address:		Date:			
Total Square Footage of Developed Area:		(Site Area)	(Building Footprint at Grade)	=	568628 sf
Total Landscape Points Required (<5 ac):		622,041	0	x 5 =	0
Landscape Points Required >5 ac:		622,041	6220.41	x 1 =	6,220
		Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Points Achieved
Overstory deciduous tree	2.5" cal	35	67	2345	0
Tall Evergreen Tree	5-6 feet tall	35		0	0
Ornamental tree	1.5" cal	15	22	330	0
Upright evergreen shrub	3-4 feet tall	10		0	0
Shrub, deciduous	#3 gallon	3	109	327	0
Shrub, evergreen	#3 gallon	4		0	0
Ornamental grasses/perennials	#1 gallon	2	1967	3934	0
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0	0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0	0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0	0
Sub Totals			6936		0
		Total Points Provided:		6936	

CONCEPT PLANT SCHEDULE

	DRY PRAIRIE MIX	271,427 sf
	TURF	8,782 sf

PLANT SCHEDULE

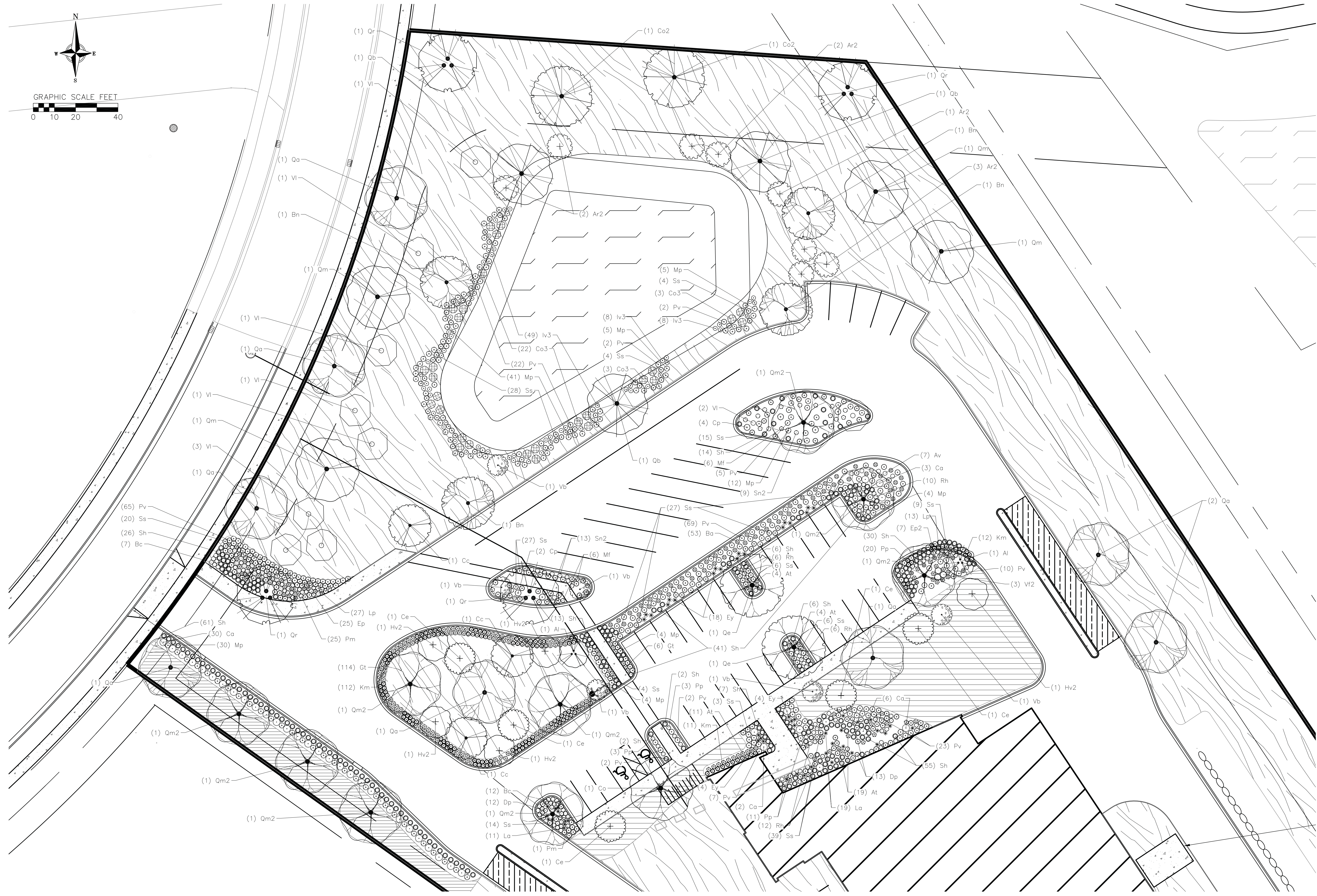
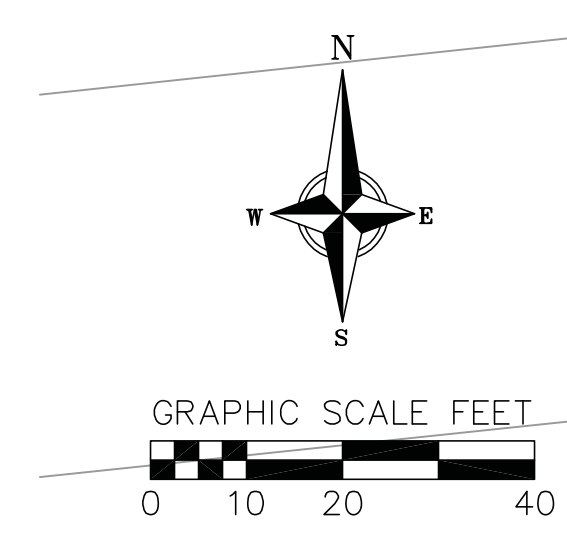
DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Bn	Betula nigra / River Birch Multi-Trunk	B & B	7' ht.		4
Co2	Carya ovata / Shagbark Hickory	B & B	2.5" Cal		10
Co	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		3
Qa	Quercus alba / White Oak	B & B	2.5" Cal		9
Qb	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal		11
Qe	Quercus ellipsoidalis / Hills Oak	B & B	2.5" Cal		2
Qm	Quercus macrocarpa / Burr Oak	B & B	2.5" Cal		14
Qm2	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5" Cal		9
Qr	Quercus rubra / Red Oak	B & B	2.5" Cal		5
UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	3
Cc	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		4
Ce	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5" Cal		5
Hv2	Hamamelis virginiana / Common Witch Hazel	B & B	2" Cal		5
Pa	Prunus americana / American Plum	B & B	6' ht.		5
SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Ar2	Alnus rugosa / Speckled Alder	B & B	5' ht.		8
Ca	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		41
Co3	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.		28
Ca4	Corylus americana / American Hazelnut	B & B	4' ht.		14
Vi	Viburnum lentago / Nannyberry	B & B	7' ht.		12
Vb	Viburnum prunifolium / Blackhaw Viburnum	Cont.	5 Gal.		6
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
At	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		38
Av	Asclepias verticillata / Whorled Milkweed	Cont.	1 Gal.		7
Ba	Baptisia alba / White Wild Indigo	Cont.	1 Gal.		53
Bc	Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.		121
Cp	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.		6
Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.		25
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.		67
Ep2	Echinacea purpurea / Coneflower	Cont.	1 Gal.		7
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.		26
Ot	Oxeye Trifolium / Prairie Smoke	Cont.	1 Gal.		120
Iv3	Iris versicolor / Blue Flag	Cont.	1 Gal.		65
Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.		135
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.		30
Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		80
Mf	Monarda fistulosa / Bergamot	Cont.	1 Gal.		12
Mp	Monarda punctata / Spotted Horsemint	Cont.	1 Gal.		105
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.		297
Pm	Parthenium integrifolium / Wild Quinine	Cont.	1 Gal.		61
Pp	Phlox pilosa / Downy Phlox	Cont.	1 Gal.		38
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.		34
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		271
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		344
Sn2	Symphoricarum novae-angliae / New England Aster	Cont.	1 Gal.		22
Vf2	Vernonia fasciculata / Ironweed	Cont.	1 Gal.		3

OL 2 C.S.M. 15889

LANDS

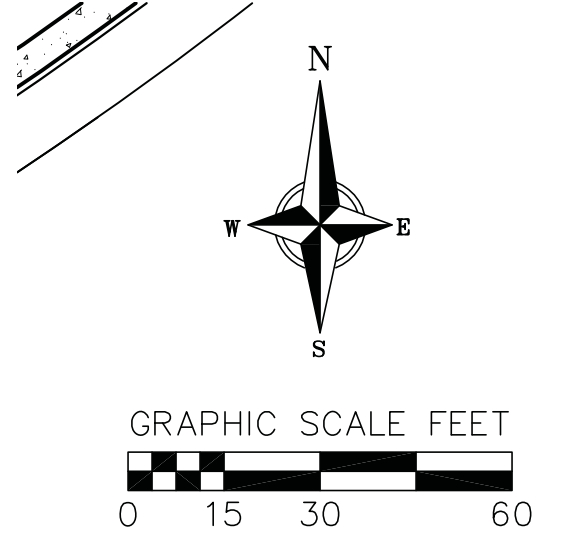
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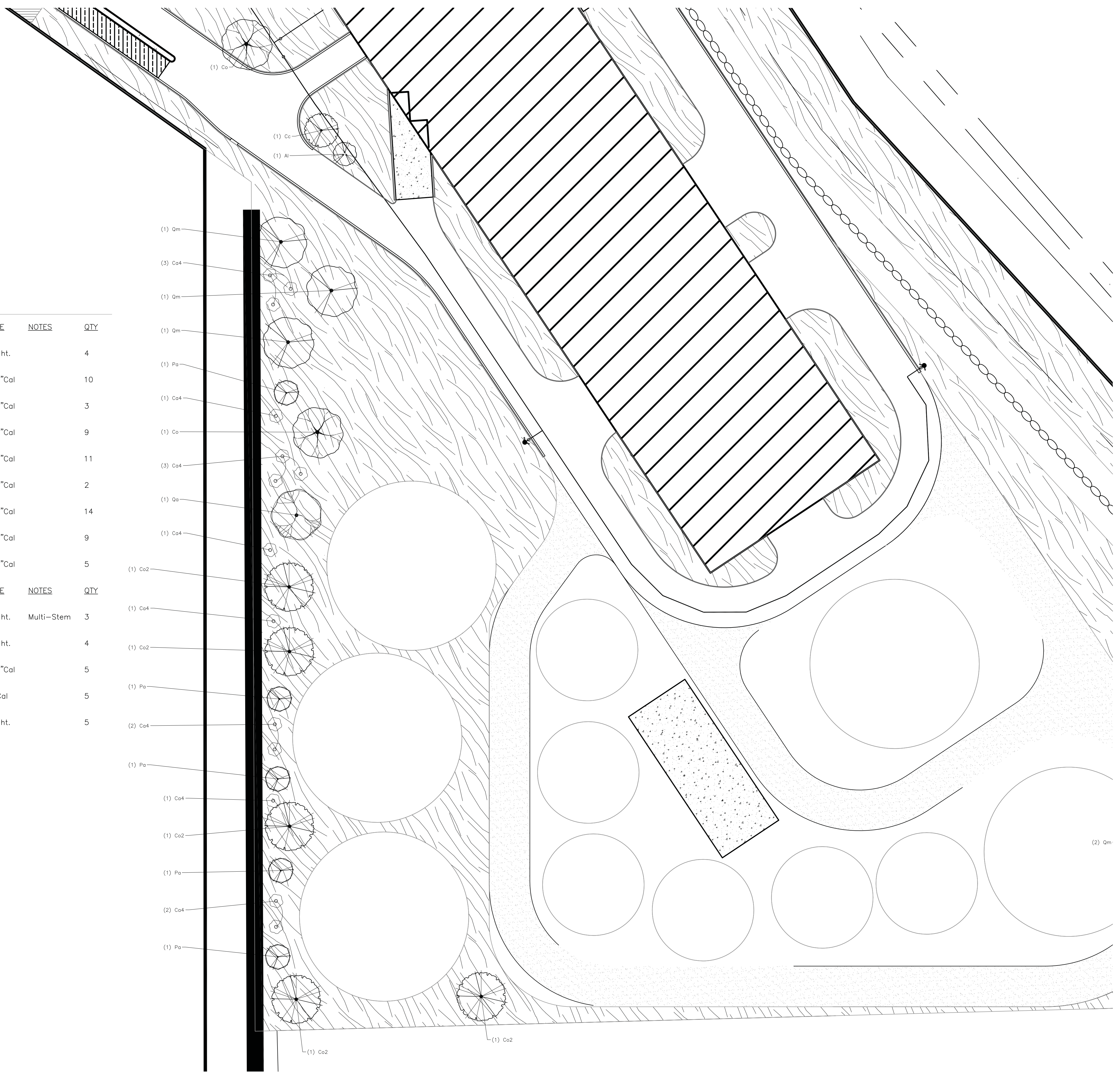
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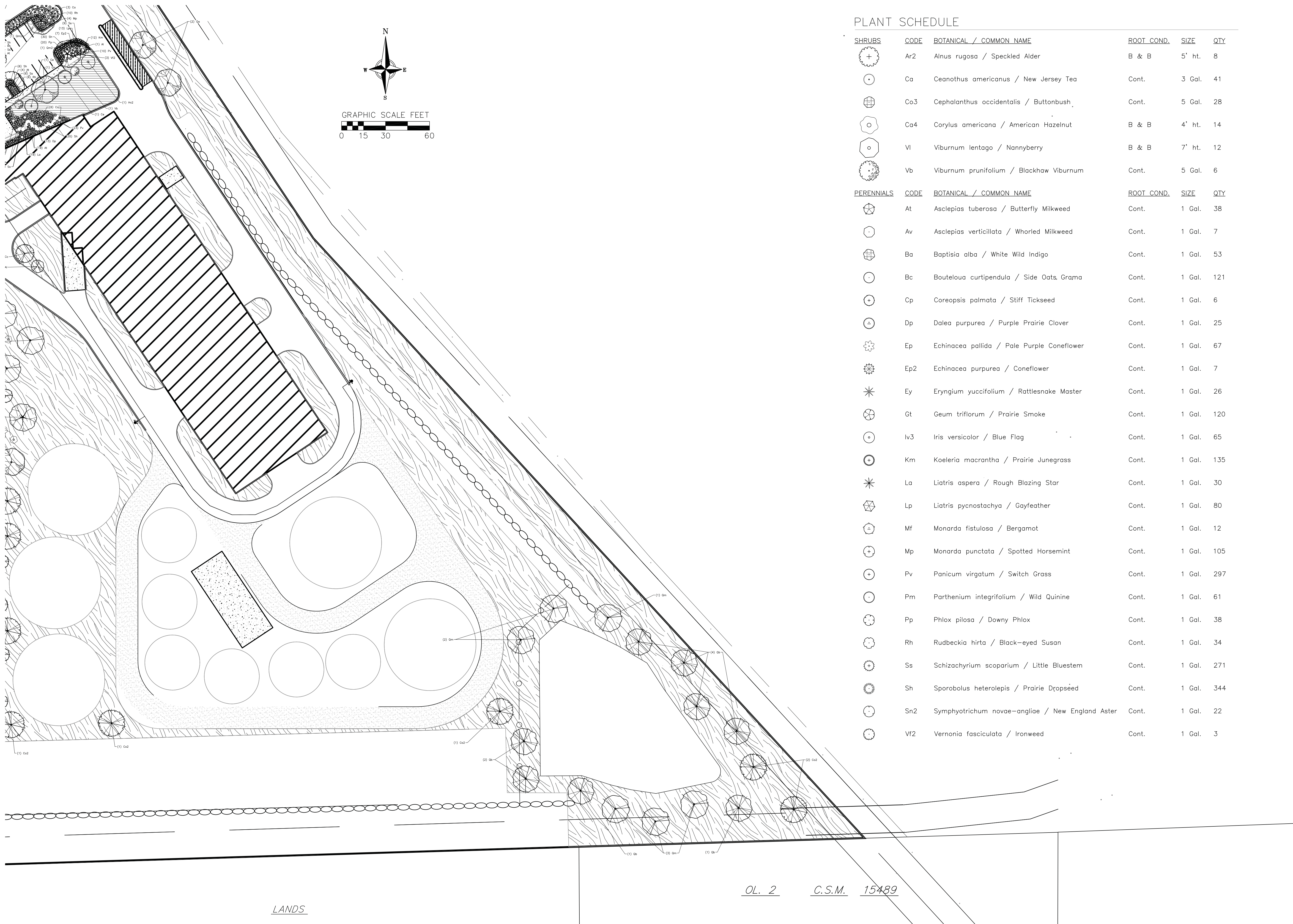
PLANT SCHEDULE

DECIDUOUS TREES							
	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY	
	Bn	Betula nigra / River Birch Multi-Trunk	B & B	7' ht.		4	
	Co2	Carya ovata / Shagbark Hickory	B & B	2.5"Cal		10	
	Co	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		3	
	Qa	Quercus alba / White Oak	B & B	2.5"Cal		9	
	Qb	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		11	
	Qe	Quercus ellipsoidalis / Hills Oak	B & B	2.5"Cal		2	
	Qm	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		14	
	Qm2	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal		9	
	Qr	Quercus rubra / Red Oak	B & B	2.5"Cal		5	
UNDERSTORY TREES							
	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY	
	Al	Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	3	
	Cc	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		4	
	Ce	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal		5	
	Hv2	Hamamelis virginiana / Common Witch Hazel	B & B	2"Cal		5	
	Pa	Prunus americana / American Plum	B & B	6' ht.		5	



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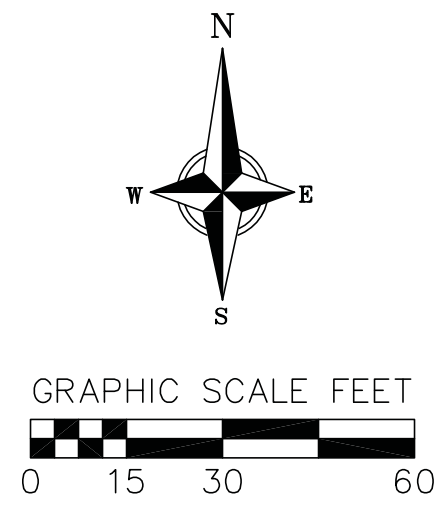
PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
+	Ar2	Alnus rugosa / Speckled Alder	B & B	5' ht.	8
•	Ca	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	41
⊕	Co3	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	28
○	Ca4	Corylus americana / American Hazelnut	B & B	4' ht.	14
○	Vi	Viburnum lentago / Nannyberry	B & B	7' ht.	12
•	Vb	Viburnum prunifolium / Blackhaw Viburnum	Cont.	5 Gal.	6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
⊕	At	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	38
•	Av	Asclepias verticillata / Whorled Milkweed	Cont.	1 Gal.	7
⊕	Ba	Baptisia alba / White Wild Indigo	Cont.	1 Gal.	53
•	Bc	Bouteloua curtipendula / Side Oats, Grama	Cont.	1 Gal.	121
•	Cp	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	6
•	Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	25
⊕	Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	67
⊕	Ep2	Echinacea purpurea / Coneflower	Cont.	1 Gal.	7
⊕	Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	26
⊕	Gt	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	120
•	Iv3	Iris versicolor / Blue Flag	Cont.	1 Gal.	65
•	Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.	135
⊕	La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.	30
⊕	Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	80
•	Mf	Monarda fistulosa / Bergamot	Cont.	1 Gal.	12
•	Mp	Monarda punctata / Spotted Horsemint	Cont.	1 Gal.	105
•	Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	297
•	Pm	Parthenium integrifolium / Wild Quinine	Cont.	1 Gal.	61
•	Pp	Phlox pilosa / Downy Phlox	Cont.	1 Gal.	38
•	Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	34
•	Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	271
•	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	344
•	Sn2	Symphylotrichum novae-angliae / New England Aster	Cont.	1 Gal.	22
•	Vf2	Vernonia fasciculata / Ironweed	Cont.	1 Gal.	3

LANDS

OL. 2 C.S.M. 15489

PRELIMINARY. NOT FOR CONSTRUCTION.



PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMANENT CLEANLINE #1/4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH "MADISON PARKS" MIX BY LACROSSE SEED COMPANY/W DOT SEED MIX #40 OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
- AREAS SHOWN AS SOD TO BE PLANTED WITH TURFGRASS SOD GROWN IN SOIL SIMILAR IN COMPOSITION TO SITE SOIL (NOT PEAT). PLACE SOD ROLLS SO SEAMS ARE STAGGERED. ROLL TO ENSURE GOOD SOIL CONTACT AND SECURE WITH WOOD PEGS, METAL STAPLES, IF USED, MUST BE REMOVED WITHIN 8 WEEKS OF INSTALLATION. SOD AREAS TO BE WATERED DAILY UNTIL ESTABLISHED.
- INSTALL BIORETENTION PLUG PLANTINGS AS 2" x 2" x 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN SOD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.
- ALL AREAS NOTED ON PLAN AS DRY DETENTION BASIN SEEDING, INSTALL "DETENTION BASIN - BIOSWALE" SEED MIX BY "PRAIRIE NURSERY". INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

PRAIRIE AREAS: PLANTING AND MAINTENANCE THROUGH YEAR 2
PREPARING THE SITE

- Remove weeds from site prior to planting, using one or a combination of the following methods:
- Apply a vegetation killing herbicide at least two times.
 - Cover the area with black plastic, cardboard, or mulch for one growing season.
 - Rototill or disk the area at least every month for at least one entire growing season.

PLANTING THE SEED

Plant seed mix before June 15 or after October 15 for best results. Soil seed contact is necessary for seeds to germinate; either fill soil well or use a special drill for no-fill seeding. Incorporate any necessary soil amendments prior to seeding. Do not plant seed deeper than one inch. Watering and mulching may help support germination, but watering must be done consistently until germination is complete.

CARING FOR THE PLANTING

Weed control is critical while the native plants are becoming established. Weeds may be controlled via mowing, spot herbicide application, or hand pulling. During the first two growing seasons, mow when vegetation reaches a height of 6-12 inches just as weeds flower or when they exceed three feet in height. Do not mow too often or too short, as this will encourage weeds to flower closer to the ground.

PRAIRIE AREAS: MAINTENANCE AFTER YEAR 2

After two growing seasons, weeds can be controlled via burning. Burning is best done in late spring (late April) for maximum destruction of weeds and to preserve winter nesting habitat. Burning should be done annually, although burns may be rotated so that only a portion (1/2-1/3 of the total area) is burned each year. In areas where burning is not feasible, remaining vegetation should be mowed to a height of 6" in late fall or early spring to help distribute seed and allow sunlight to warm the soil in the spring.

PLANT SCHEDULE

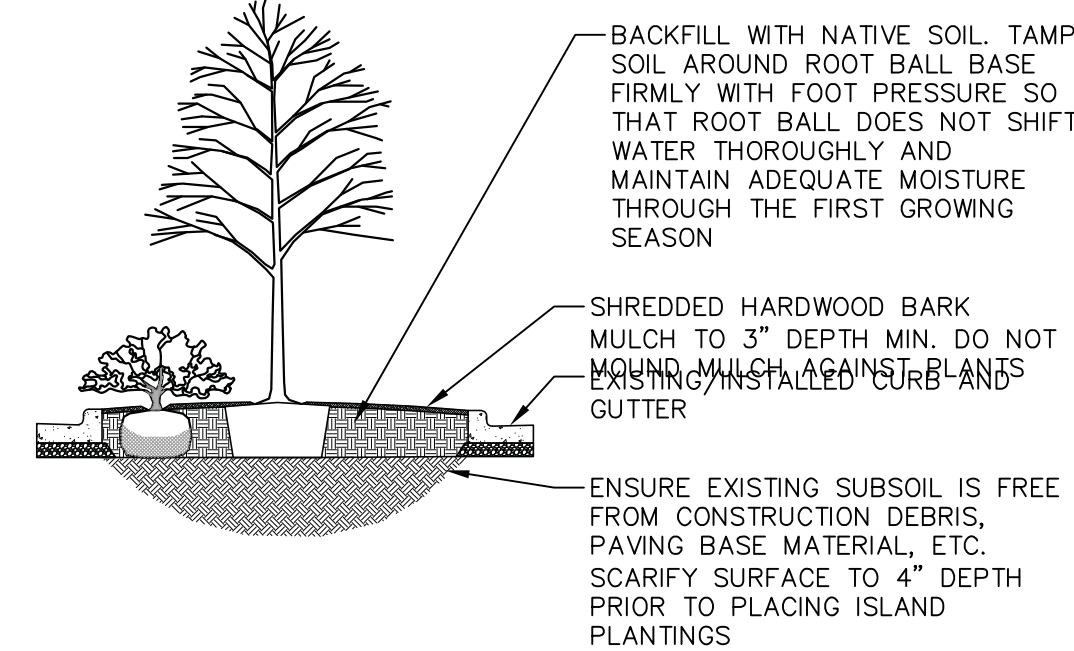
DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Bn	Betula nigra / River Birch Multi-Trunk	B & B	7' ht.		4
Co2	Carya ovata / Shagbark Hickory	B & B	2.5"Cal		10
Co	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		3
Qa	Quercus alba / White Oak	B & B	2.5"Cal		9
Qb	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		11
Qe	Quercus ellipsoidalis / Hills Oak	B & B	2.5"Cal		2
Qm	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		13
Qm2	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal		9
Qr	Quercus rubra / Red Oak	B & B	2.5"Cal		4
UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	3
Cc	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		4
Ce	Cercis canadensis / Eastern Redbud Multi-Trunk	B & B	2.5"Cal		5
Hv2	Hamamelis virginiana / Common Witch Hazel	B & B	2"Cal		5
Pa	Prunus americana / American Plum	B & B	6' ht.		5
SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Ar2	Ailnus rugosa / Speckled Alder	B & B	5' ht.		8
Ca	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		41
Co3	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.		28
Co4	Corylus americana / American Hazelnut	B & B	4' ht.		14
Vi	Viburnum lentago / Nannyberry	B & B	7' ht.		10
Vb	Viburnum prunifolium / Blackhaw Viburnum	Cont.	5 Gal.		6
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
At	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		38
Av	Asclepias verticillata / Whorled Milkweed	Cont.	1 Gal.		7
Bo	Baptisia alba / White Wild Indigo	Cont.	1 Gal.		53
Bc	Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.		19
Cp	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.		6
Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.		25
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.		25
Ep2	Echinacea purpurea / Coneflower	Cont.	1 Gal.		7
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.		26
Qt	Quercus triflorum / Prairie Smoke	Cont.	1 Gal.		120
Iv3	Iris versicolor / Blue Flag	Cont.	1 Gal.		65
Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.		135
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.		30
Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		40
Mf	Monarda fistulosa / Bergamot	Cont.	1 Gal.		12
Mp	Monarda punctata / Spotted Horsemint	Cont.	1 Gal.		105
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.		209
Pm	Parthenium integrifolium / Wild Quinine	Cont.	1 Gal.		26
Pp	Phlox pilosa / Downy Phlox	Cont.	1 Gal.		38
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.		34
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		206
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		263
Sn2	Symphoricarum novae-angliae / New England Aster	Cont.	1 Gal.		22
Vf2	Vernonia fasciculata / Ironweed	Cont.	1 Gal.		3

CONCEPT PLANT SCHEDULE

	DRY_PRAIRIE_MIX	266,615 sf
	TURF	8,090 sf

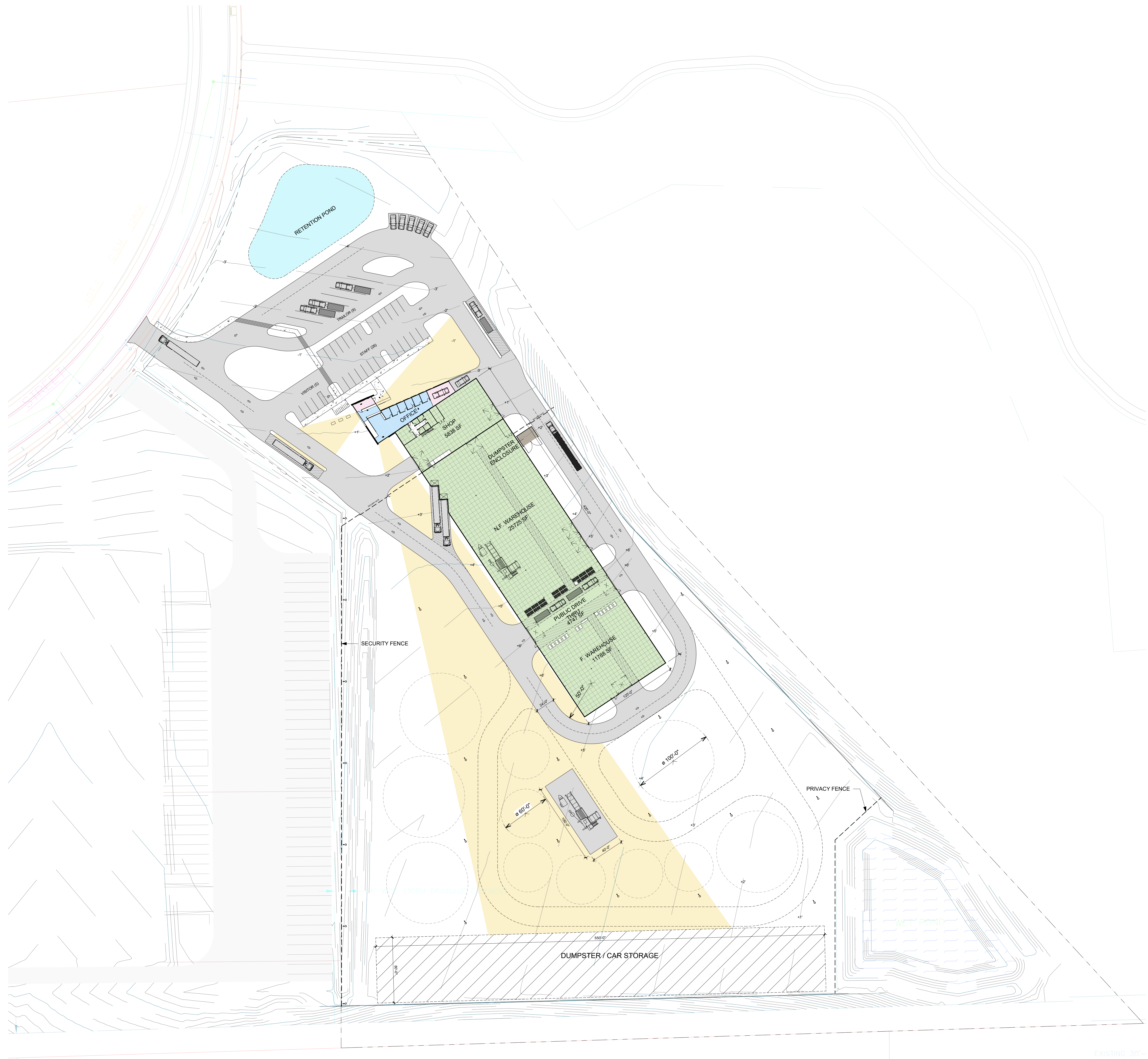
NOTES:

- PARKING ISLAND TO BE FREE OF AGGREGATE TO A MINIMUM DEPTH OF 24"
- ANY PAVEMENT BASE MATERIALS REMAINING FROM PAVEMENT INSTALLATION WITHIN PLANTING AREA SHALL BE REMOVED AND REPLACED WITH NATIVE SOIL PRIOR TO PLANTING



1 PARKING ISLAND PLANTING AREA
NOT TO SCALE

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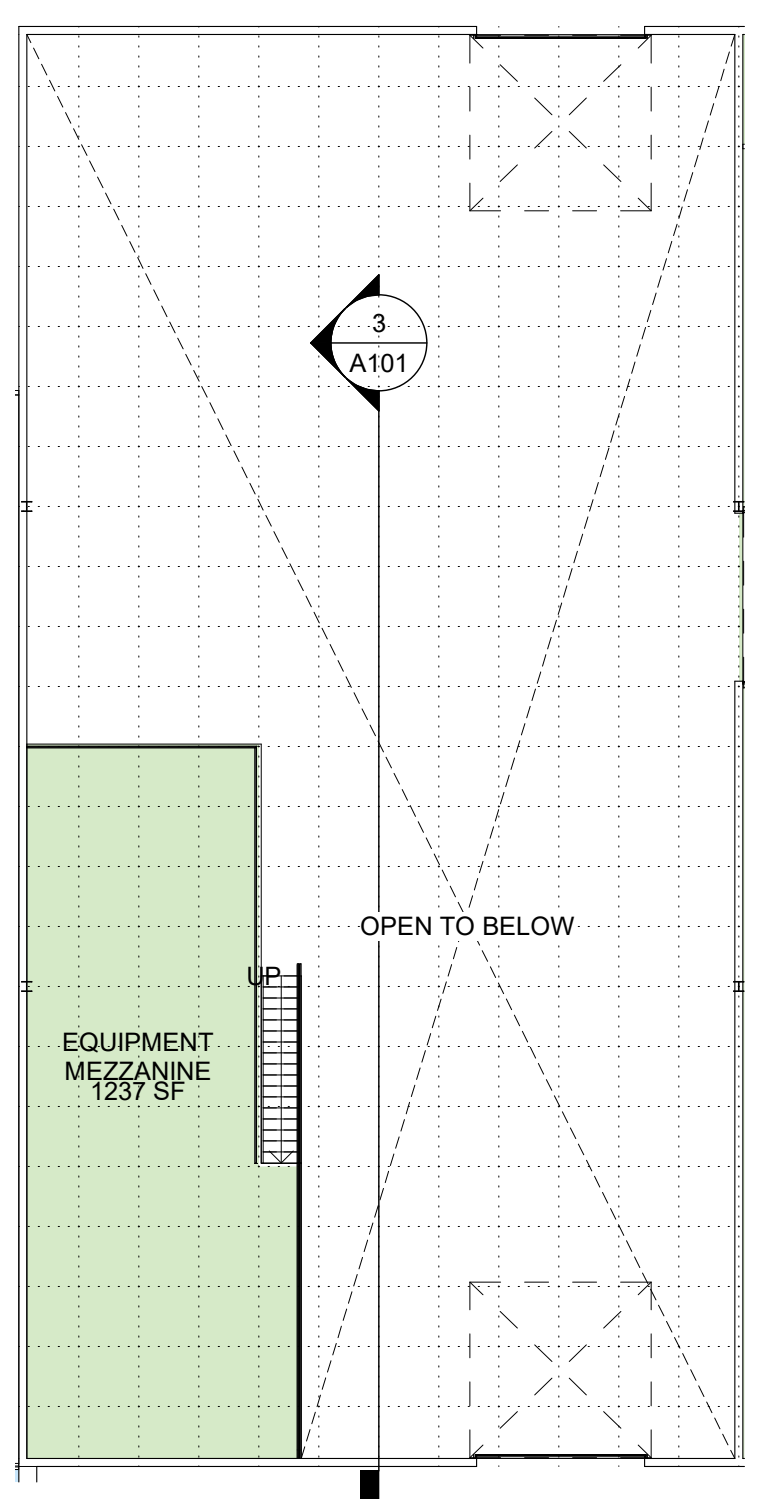


1 SITE GEOMETRY PLAN
1" = 50'-0"

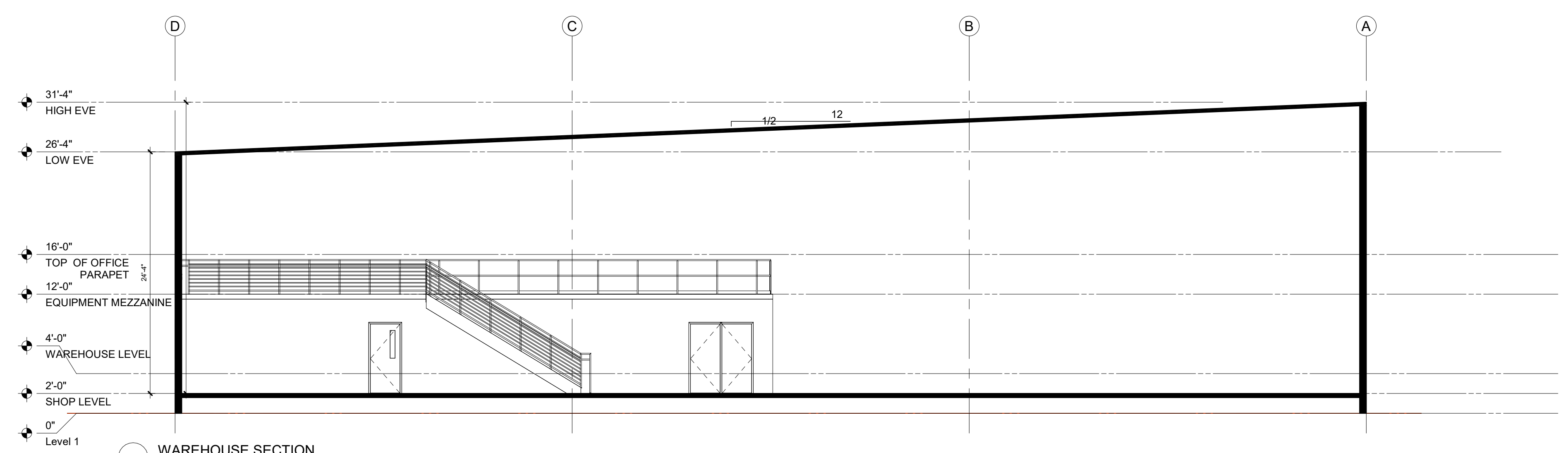
3,600 SF OFFICE
50,000 SF WAREHOUSE

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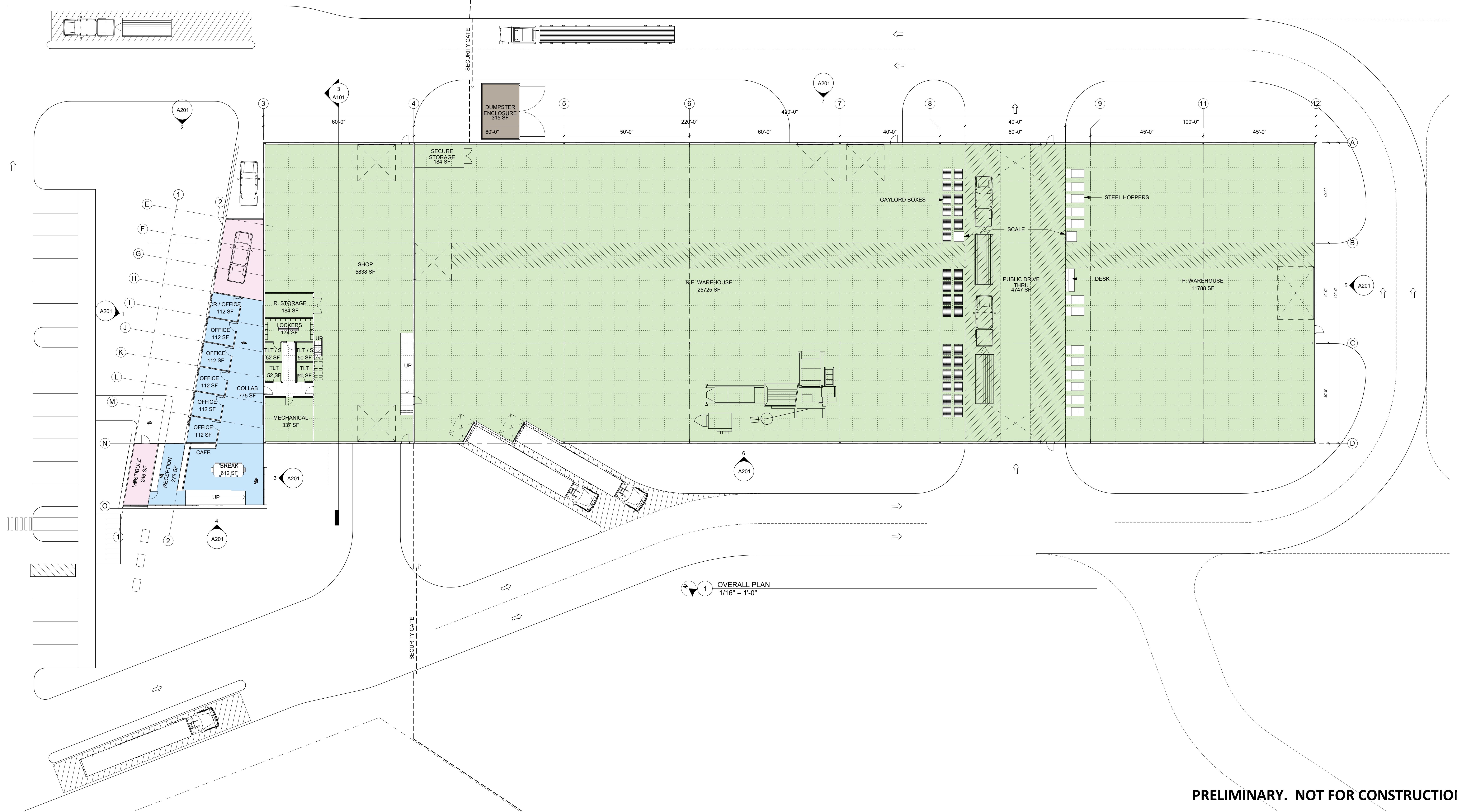
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2 EQUIPMENT MEZZANINE
1/16" = 1'-0"



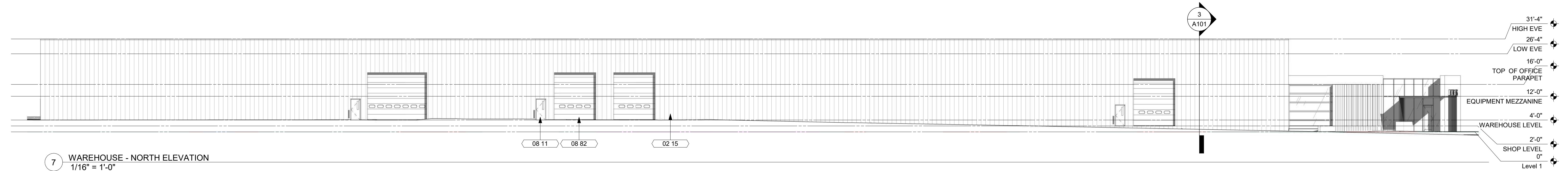
3 WAREHOUSE SECTION
1/8" = 1'-0"



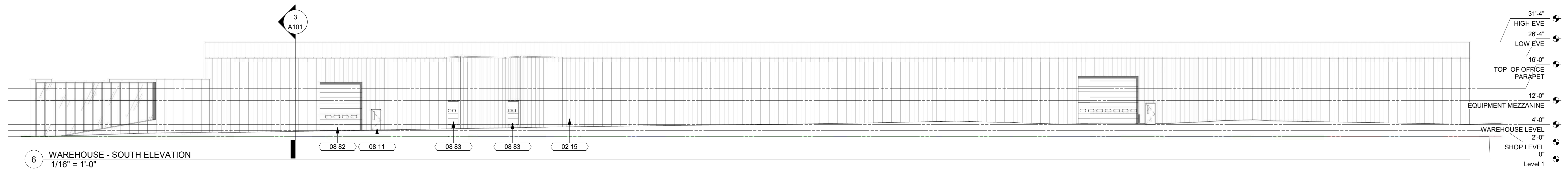
1 OVERALL PLAN
1/16" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

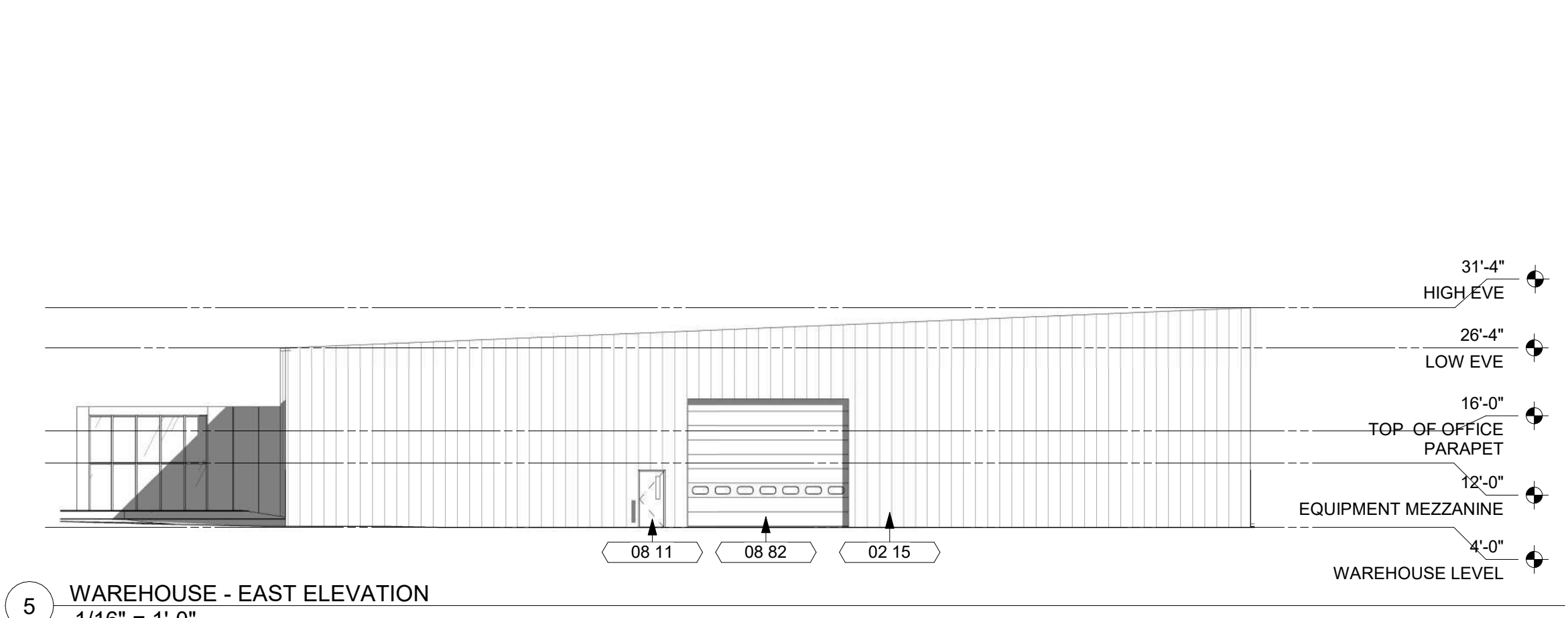
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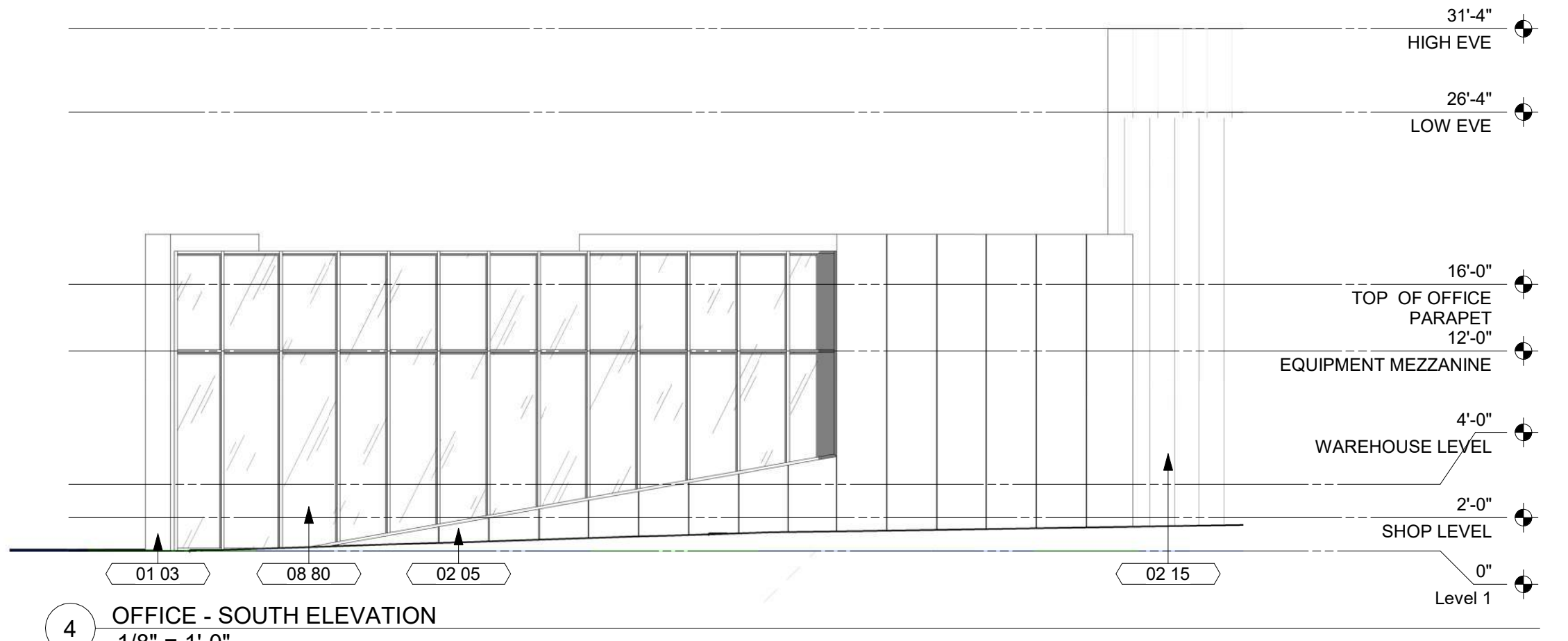
7 WAREHOUSE - NORTH ELEVATION
1/16" = 1'-0"



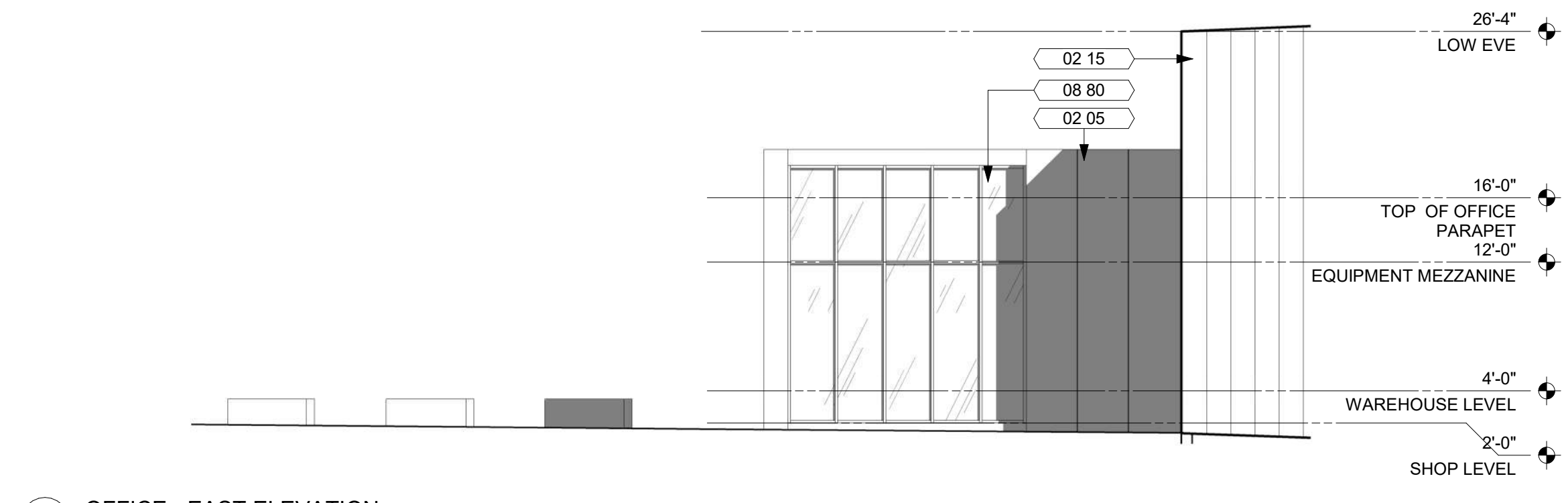
6 WAREHOUSE - SOUTH ELEVATION
1/16" = 1'-0"



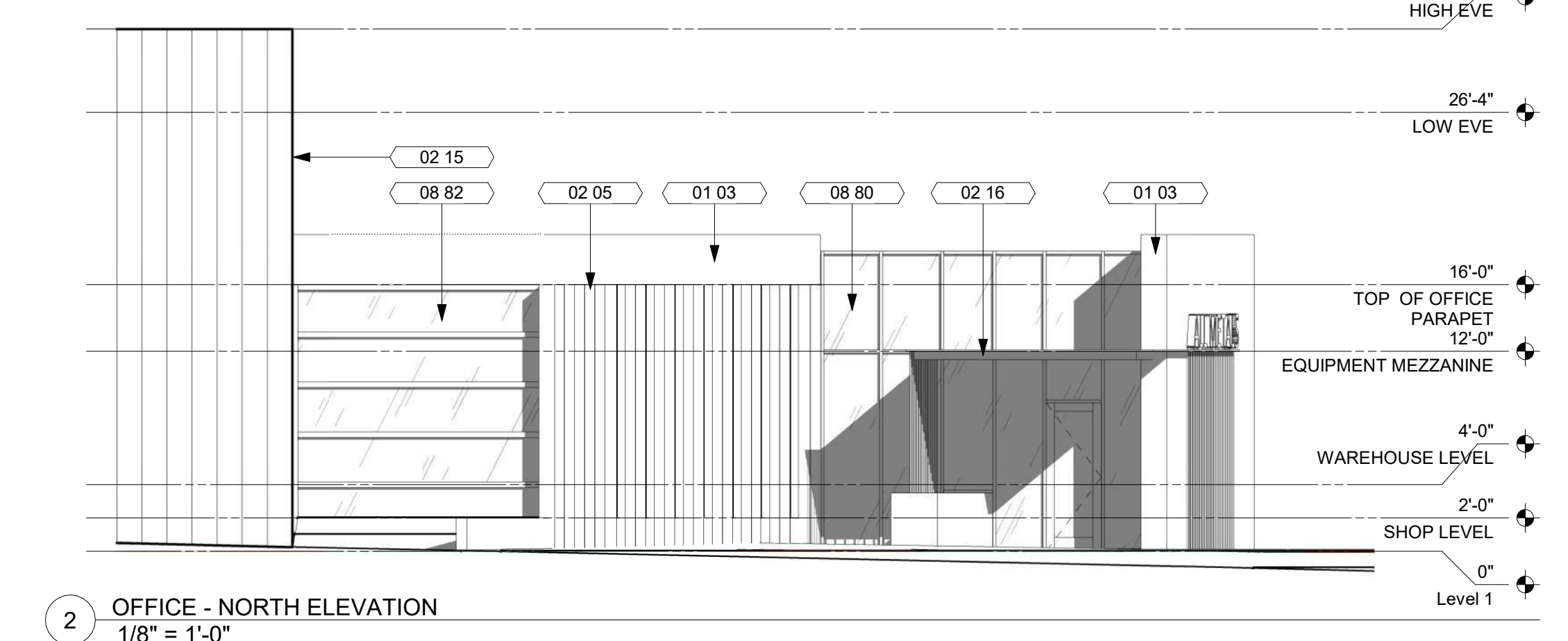
5 WAREHOUSE - EAST ELEVATION
1/16" = 1'-0"



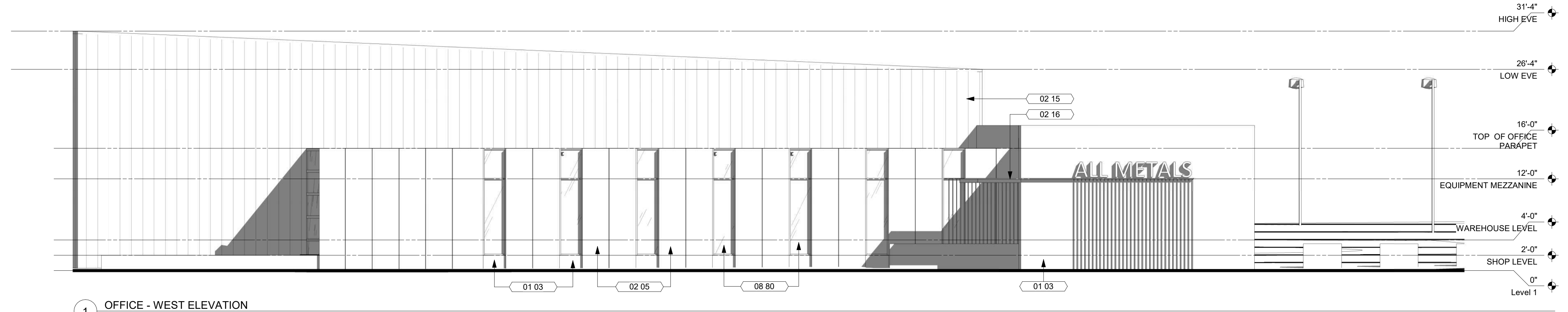
4 OFFICE - SOUTH ELEVATION
1/8" = 1'-0"



3 OFFICE - EAST ELEVATION
1/8" = 1'-0"



2 OFFICE - NORTH ELEVATION
1/8" = 1'-0"



1 OFFICE - WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND

01 03	CONCRETE
02 05	METAL PANEL A
02 15	METAL PANEL B
02 16	METAL CANOPY
08 11	METAL DOOR & FRAME
08 80	GLAZING
08 82	OVERHEAD DOOR
08 83	LOADING DOCK DOOR

PRELIMINARY. NOT FOR CONSTRUCTION.

Key Plan

Revision	Description	Date

OPN Project No.
22637000

Sheet Issue Date
PLAN COMMISSION REVIEW 10/10/22

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201

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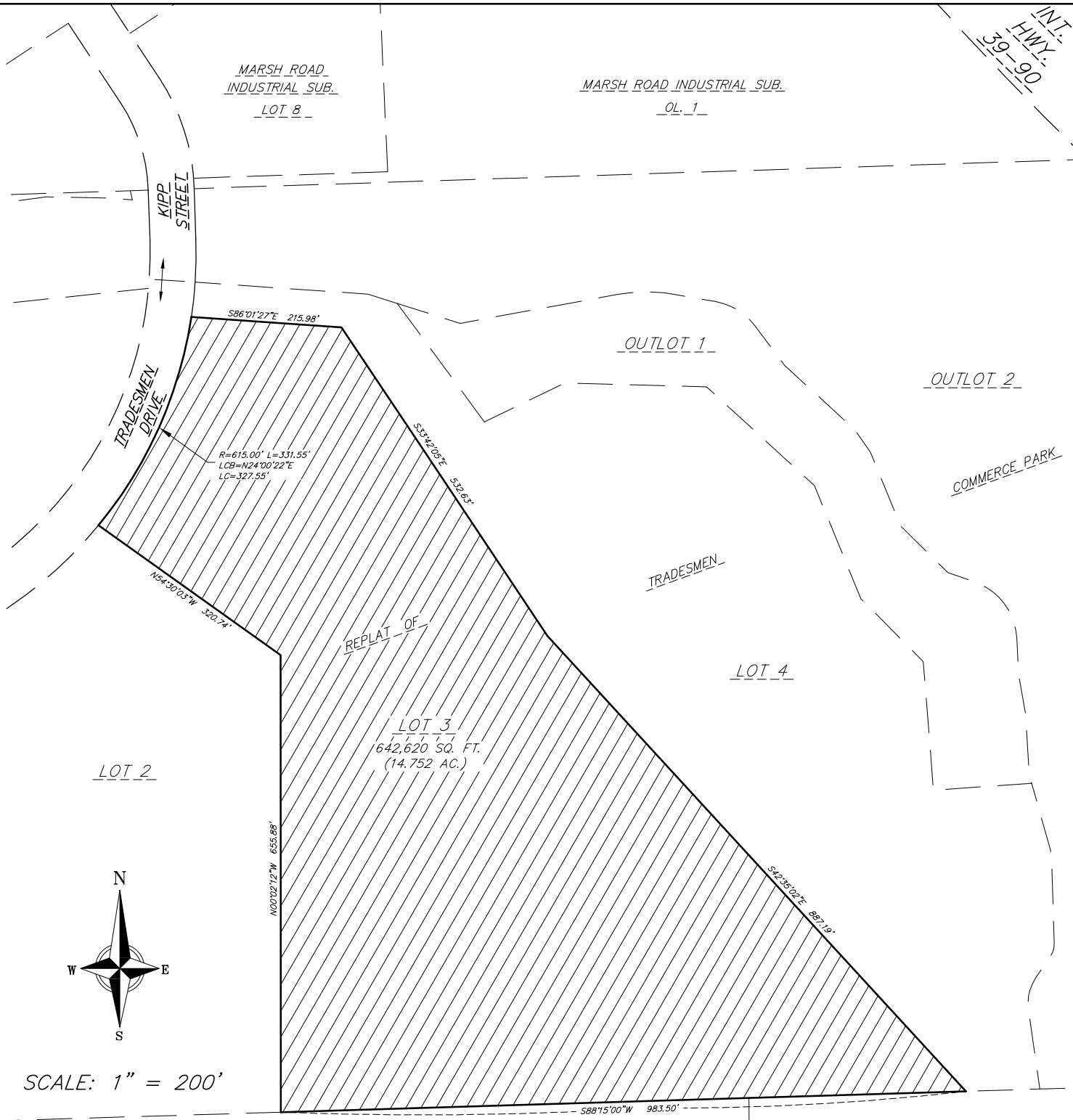


EXHIBIT B
LOT 3 REZONE

SCALE	1"=200'	SHEET	
CHECKED	MZIE	1 OF 1	
DRAFTER	DPER		
DATE	10/07/2022		
JOB NO.	170162		